

## **\$798,888 - 1206 Mckinney Court, Edmonton**

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MLS® #E4454795

**\$798,888**

5 Bedroom, 4.00 Bathroom, 2,376 sqft

Single Family on 0.00 Acres

Magrath Heights, Edmonton, AB

EVERYTHING YOU DESIRE!! SEPARATE ENTRANCE WITH A KITCHENETTE IN THE BASEMENT!!! Gorgeous home located on a quiet Street in one of Edmonton's most prestigious neighbourhoods, MAGRATH HEIGHTS! 5 BEDROOM house! 4 on the Top floor with a Bonus Room, 1 in the Basement, and a Den/Bedroom on the Main floor! This home is in fantastic shape, with features such as A/C, Fireplace, high ceilings, Hardwood floor throughout the main floor, an open concept kitchen, quartz countertops, an island, Lots of cabinet space with PANTRY. Dedicated dining area overlooking backyard, a BONUS ROOM WITH VAULTED CEILING, FULLY FINISHED BASEMENT WITH A HUGE RECREATION ROOM. Over 3200+ SQFT OF FINISHED LIVING SPACE. Raised Deck comes with a huge Pargola for your summer Enjoyment. Short Walk to Save-On-Food, Shoppers Drugmart, Banks, shopping complex, and public transportation. Short distance to TERWILLEGAR REC CENTRE & HIGH SCHOOL. Easy access to WHITEMUD DRIVE, TERWILLEGAR DRIVE, and ANTHONY HENDAY. Must-See Home. Don't Miss it!!!

Built in 2006

### **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4454795               |
| Price          | \$798,888              |
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,376                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 1206 Mckinney Court |
| Area        | Edmonton            |
| Subdivision | Magrath Heights     |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6R 0B7             |

### Amenities

|           |                                                                                 |
|-----------|---------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Gazebo, Hot Water Natural Gas, No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached                                                          |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Stove-Countertop Electric, Washer, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                                                            |
| Stories           | 3                                                                                                    |
| Has Basement      | Yes                                                                                                  |
| Basement          | Full, Finished                                                                                       |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                   |
| Exterior Features | Fenced, Landscaped, No Back Lane, No Through Road, Playground |

|              |                                                |
|--------------|------------------------------------------------|
|              | Nearby, Public Transportation, Shopping Nearby |
| Roof         | Asphalt Shingles                               |
| Construction | Wood, Vinyl                                    |
| Foundation   | Concrete Perimeter                             |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 26th, 2025 |
| Days on Market | 1                 |
| Zoning         | Zone 14           |

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Listing information last updated on August 27th, 2025 at 4:32pm MDT