

## \$689,900 - 3715 Mclay Green Green, Edmonton

MLS® #E4433336

**\$689,900**

3 Bedroom, 2.50 Bathroom, 1,380 sqft

Single Family on 0.00 Acres

MacTaggart, Edmonton, AB

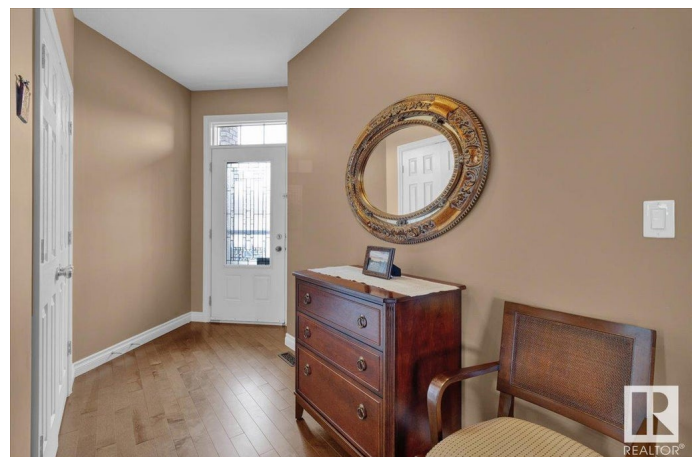
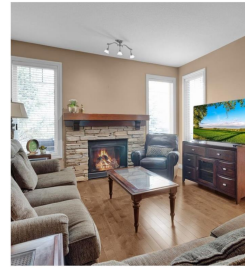
Just what you were hoping for has manifested in this MacTaggart bungalow backing onto the Park. Peaceful & private fenced yard & deck are so relaxing for reading a book or an evening BBQ. Entering the home you will appreciate how well looked after it is. 9'™ ceilings let sun shine in year round. Hardwood flooring granite counter tops, gas stove & walk in pantry are sure to make the chef in the family happy. Main floor has 2 spacious bedrooms with soaker tub ensuite & convenient main floor laundry. Fully developed basement has 2 additional bedrooms which will host your guests in comfort. There is also perfect space for a gym a media room for game night & there is no lack of storage space for all of your seasonal dÃ©cor. Snowbirds will love this set up with snow & lawn care included for Tapestry at Citadel Home Owners Association \$150/month plus you will appreciate the security + climate control of roll shutters on patio & windows, alarm system, lawn irrigation & central air conditioning. Nearby ravine trails

Built in 2006

### Essential Information

MLS® # E4433336

Price \$689,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,380                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 3715 Mclay Green Green |
| Area        | Edmonton               |
| Subdivision | MacTaggart             |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6R 0B9                |

### Amenities

|                |                                                                                                   |
|----------------|---------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Deck, No Smoking Home, Sprinkler Sys-Underground, Vaulted Ceiling |
| Parking Spaces | 4                                                                                                 |
| Parking        | Double Garage Attached                                                                            |

### Interior

|                   |                                                                                                                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                   |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                                                                                |
| Fireplaces        | Mantel, Stone Facing                                                                                                                                                                                               |
| Stories           | 2                                                                                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                                                                |
| Basement          | Full, Finished                                                                                                                                                                                                     |

## Exterior

|                   |                                                                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                                                                                             |
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                                               |
| Construction      | Wood, Brick, Vinyl                                                                                                                                                             |
| Foundation        | Concrete Perimeter                                                                                                                                                             |

## School Information

|            |                    |
|------------|--------------------|
| Elementary | Nellie Carlson K-6 |
| Middle     | Nellie Carlson 7-9 |
| High       | Lillian Osbourne   |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 29th, 2025 |
| Days on Market | 1                |
| Zoning         | Zone 14          |
| HOA Fees       | 150              |
| HOA Fees Freq. | Monthly          |

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Listing information last updated on April 30th, 2025 at 2:47am MDT