

## \$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

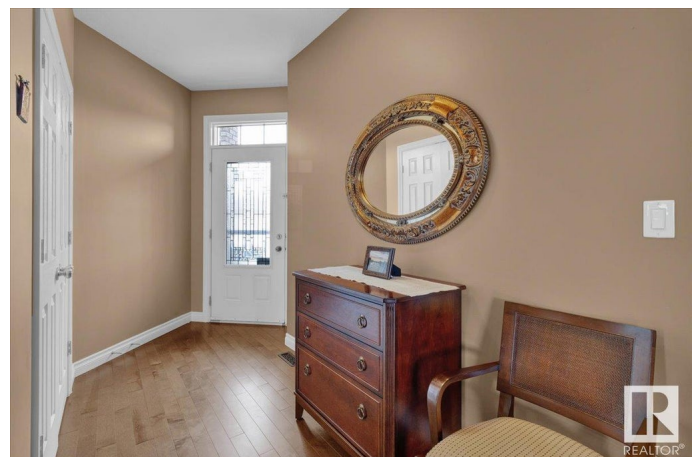
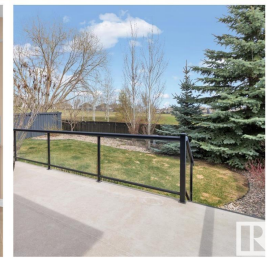
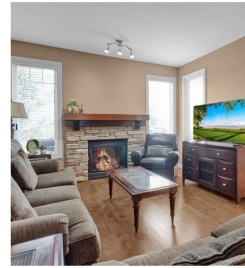
Just what you were hoping for has manifested in this MacTaggart bungalow backing onto the Park. Peaceful & private fenced yard & deck are so relaxing for reading a book or an evening BBQ. Entering the home you will appreciate how well looked after it is. 9' ceilings let sun shine in year round. Hardwood 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 décor. 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 | 2                |
| Zoning         | Zone 14          |
| HOA Fees       | 150              |
| HOA Fees Freq. | Monthly          |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 1st, 2025 at 11:18am MDT