

## \$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	2
Zoning	Zone 14
HOA Fees	150
HOA Fees Freq.	Monthly

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