

## \$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	3
Zoning	Zone 14
HOA Fees	150
HOA Fees Freq.	Monthly

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