

## \$1,175,000 - 3912 Macneil Bay Bay, Edmonton

MLS® #E4439750

**\$1,175,000**

4 Bedroom, 5.00 Bathroom, 2,110 sqft

Single Family on 0.00 Acres

Magrath Heights, Edmonton, AB

MAGNIFICENCE IN MAGRATH!! Look no further than this exceptional fully developed (4175 Sq/Ft) SOUTH facing WO bungalow nestled in the peaceful heart of the community. With a stunning backyard view (no back neighbours), a picture perfect location in a cul-de-sac, this home is sure to inspire. The main floor open concept plan brilliantly showcases a huge chef's kitchen, living space, and formal dining area with full walkthrough pantry, and mud room. The massive private primary BR is equipped with a 5pc ensuite bath (a marriage saver WC), W.I. closet, and separate access to the backyard deck. The 2nd large BR upstairs also comes stocked with a 3pc ensuite bath. The fully developed basement consists of 2 more exquisitely sized BR's ALSO with ensuite baths, wet bar, 2nd living space perfect for the kids, and media/theatre room for the latest releases. An oversized double attached garage that will take care of all your storage needs. Lest we forget: 4 Ensuite Baths! DON'T MISS OUT AT THIS CHANCE AT LUXURY!!

Built in 2010

### Essential Information

MLS® #	E4439750
Price	\$1,175,000



Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	2
Square Footage	2,110
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Detached Single Family
Style	Hillside Bungalow
Status	Active

### Community Information

Address	3912 Macneil Bay Bay
Area	Edmonton
Subdivision	Magrath Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0H5

### Amenities

Amenities	Air Conditioner, Bar, Ceiling 10 ft., Deck, Detectors Smoke, Patio, Vinyl Windows, Walkout Basement
Parking	Double Garage Attached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garburator, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Storage Shed, Stove-Countertop Gas, Vacuum System Attachments, Vacuum Systems, Washer, Water Softener
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Nellie Carlson School
Middle	Nellie Carlson School
High	Lillian Osborne School

### **Additional Information**

Date Listed	May 31st, 2025
Days on Market	17
Zoning	Zone 14

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