

## \$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 | 16             |
| Zoning         | Zone 14        |

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Listing information last updated on June 16th, 2025 at 7:32pm MDT