

\$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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