

## \$745,000 - 5706 Mcluhan Bay Bay, Edmonton

MLS® #E4442063

**\$745,000**

4 Bedroom, 2.50 Bathroom, 2,316 sqft

Single Family on 0.00 Acres

MacTaggart, Edmonton, AB

Welcome to this gorgeous home in the heart of MacTaggart, tucked away on a quiet cul-de-sac in one of Edmonton's most desirable neighbourhoods. With four bedrooms upstairs plus a spacious family room, the layout is perfect for busy family life. The main floor offers an open, airy feel with bright hardwood floors, granite countertops and a kitchen that flows effortlessly into the living and dining spaces. A walk-through pantry adds everyday convenience and the front office provides a quiet spot to work or study. Upstairs the spacious primary suite offers a relaxing escape with a beautiful ensuite and a walk-in closet. Outside enjoy sunny days in the private backyard or unwind on the deck with your morning coffee. Surrounded by top-rated schools, scenic trails, parks and close to the Terwillegar Rec Centre, every part of this home has been designed with comfort, style and family living in mind. It's a place where daily routines feel easier, gatherings feel special, and you'll truly love where you live!

Built in 2008

### Essential Information

MLS® # E4442063

Price \$745,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,316                  |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 5706 Mcluhan Bay Bay |
| Area        | Edmonton             |
| Subdivision | MacTaggart           |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6R 0P8              |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Deck, Detectors Smoke, Exterior Walls- 2"x6", Fire Pit, Front Porch, No Smoking Home |
| Parking   | Double Garage Attached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Oven-Built-In, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Cul-De-Sac, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 21              |
| Zoning         | Zone 14         |

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Listing information last updated on July 3rd, 2025 at 2:17am MDT