

## \$725,000 - 5706 Mcluhan Bay Bay, Edmonton

MLS® #E4448447

**\$725,000**

4 Bedroom, 2.50 Bathroom, 2,316 sqft

Single Family on 0.00 Acres

MacTaggart, Edmonton, AB

Move-in ready and freshly updated, this stunning home sits on a quiet cul-de-sac in the highly sought-after community of MacTaggart. Thoughtful touch-ups throughout have enhanced its already impressive appeal, making it feel fresh, stylish, and inviting. The spacious layout offers 4 bedrooms upstairs plus a large bonus room, perfect for growing families. On the main floor, enjoy the airy flow of bright hardwood floors, granite countertops, and a well-designed kitchen that opens to the living and dining areas. A walk-through pantry adds everyday ease, and a front office provides a quiet space to work or study. The generous primary suite offers a peaceful escape with a beautiful ensuite and walk-in closet. Outside, the private backyard and sunny deck are perfect for morning coffee or evening wind-downs. Surrounded by top-rated schools, scenic trails, parks, and close to the Terwillegar Rec Centre, this refreshed home offers comfort, style, and a fantastic location. It's ready for you to move in and enjoy!

Built in 2008

### Essential Information

MLS® # E4448447

Price \$725,000

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	July 17th, 2025
Days on Market	2
Zoning	Zone 14

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 19th, 2025 at 8:17am MDT