

## \$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

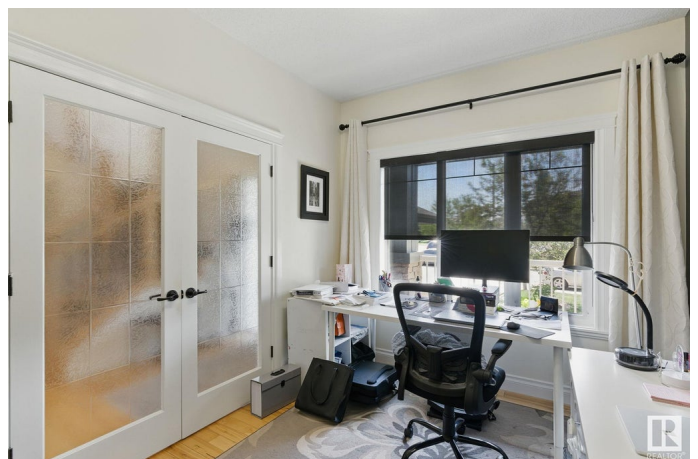
Welcome to this gorgeous home in the heart of MacTaggart, tucked away on a quiet cul-de-sac in one of Edmonton's most desirable neighbourhoods. With four bedrooms upstairs plus a spacious family room, the layout is perfect for busy family life. The main floor offers an open, airy feel with bright hardwood 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	20
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 2nd, 2025 at 5:17am MDT