

Courtesy Of Francis Fan Of MaxWell Polaris

## **\$838,000 - 4011 Mactaggart Drive, Edmonton**

MLS® #E4426915

**\$838,000**

4 Bedroom, 3.00 Bathroom, 1,646 sqft  
Single Family on 0.00 Acres

MacTaggart, Edmonton, AB

**LOCATION AND ELEGANCE!** Absolutely stunning custom built bungalow by a top builder, Birkholz Homes in Mactaggart! Over 2900 sf of total luxury with exquisite detailings & finishings. From the 12 ft Grand Entry with 8' door, sidelite w/custom surround to the soaring 10 ft ceilings throughout the main floor. Spacious front office w/big windows & crown moulding. Elegant great room has gorgeous stone feature wall fireplace. A chef's delight w/ample upgraded cabinets, high end appliances, W/I pantry & 10' island. Bright & cheery dining area with numerous windows & patio door to the beautiful deck & oasis like yard. Master bedroom has a newly \$60k renovated luxurious jacuzzi ensuite. Second bedroom next to main bath. Laundry room has many cabinets. Fully finished basement w/9' ceilings. Enormous entertaining family room w/2nd F/P. Two more bedrooms, a full bath & huge storage room. In floor heating w/5 zones. A/C & 22x26/24 oversz garage. Sunny SW yard w/covered deck, matching shed & pergola w/swing. It's a Gem!

Built in 2008

### **Essential Information**

MLS® #	E4426915
Price	\$838,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,646
Acres	0.00
Year Built	2008
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	4011 Mactaggart Drive
Area	Edmonton
Subdivision	MacTaggart
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0J3

### **Amenities**

Amenities	Ceiling 10 ft., Deck, No Smoking Home, Vaulted Ceiling, See Remarks, 9 ft. Basement Ceiling
Parking	Double Garage Attached, Heated

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Hood Fan, Refrigerator, Storage Shed, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Stove-Induction
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Stone Facing, See Remarks
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Stucco
Exterior Features	Fenced, Landscaped, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Treed Lot
Roof	Cedar Shakes
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed March 21st, 2025

Days on Market 17

Zoning Zone 14

HOA Fees 200

HOA Fees Freq. Annually

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