

## \$948,700 - 6207 Maynard Point(e), Edmonton

MLS® #E4422407

**\$948,700**

3 Bedroom, 2.50 Bathroom, 1,794 sqft

Single Family on 0.00 Acres

MacTaggart, Edmonton, AB

Located in MacTaggart Pt in a private enclave close to ravine trails. A truly exceptional home; half duplex bungalow on large lot. 1700+ sq ft on main floor with impressive 12' ceilings. Numerous quality renovations over the past two years. Main floor features: big great room, formal dining area, super kitchen with new appliances including gas cooktop, a pantry, quartz counters & 2 breakfast bars. There's a casual eating nook with door to deck & superb new patio. Main bedroom & ensuite are large with excellent closet space. A den is located by the front entry. Floor-to-ceiling windows across the back provide loads of natural light including to the lower level with has a spacious family room, 2 very generous bedrooms each with walk-in closet, & a full bathroom. Garage is heated & has epoxy floors. There are 2 gas fireplaces, AC, a patio both in front & off the back deck. Well located: walkable with lovely trails along the nearby pond & ravines, easy access to essential shopping & to transportation routes.

Built in 2008

### Essential Information

MLS® # E4422407

Price \$948,700

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,794
Acres	0.00
Year Built	2008
Type	Single Family
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	6207 Maynard Point(e)
Area	Edmonton
Subdivision	MacTaggart
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0H9

### Amenities

Amenities	Air Conditioner, Ceiling 10 ft., Deck, No Smoking Home, Patio, Sprinkler Sys-Underground, 9 ft. Basement Ceiling
Parking	Double Garage Attached, Front Drive Access, Heated, See Remarks

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Opener, Garburator, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Vacuum System Attachments, Washer, Window Coverings, Wine/Beverage Cooler
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Cul-De-Sac, Landscaped, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	February 21st, 2025
Days on Market	57
Zoning	Zone 14
HOA Fees	150
HOA Fees Freq.	Monthly

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