

## \$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 | 56                  |
| Zoning         | Zone 14             |
| HOA Fees       | 150                 |
| HOA Fees Freq. | Monthly             |

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Listing information last updated on April 18th, 2025 at 5:02pm MDT