

## **\$1,090,000 - 5342 Mullen Bend, Edmonton**

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MLS® #E4441157

**\$1,090,000**

7 Bedroom, 5.00 Bathroom, 3,307 sqft

Single Family on 0.00 Acres

MacTaggart, Edmonton, AB

Discover your dream home in highly desirable MacTaggart boasting, 7 bedrooms, 5 full baths & a fully FINISHED basement. Open Concept Main level highlights, a flex room, living room, formal dining & a bedroom with full En-suite. 2 FIRE places. A Grand foyer entry with SOARING ceilings create an abundance of natural light. Extensive use of HARDWOOD granite & custom tile. Curved staircase leads to the upper & lower level. GOURMET kitchen provides, dark wood cabinetry, granite counter tops, an ISLAND bar & walk-thru pantry with high end S/S appliances. Upstairs, 4 GENEROUS bedrooms include 2 primary bedrooms with LUXURIOUS 5 pce En-suite & Walk-in closet. 2 other bedrooms are accessible to a JACK & JILL bath. Basement consists of 2 EXTRA bedrooms, 2nd living room, media/theatre room, WET bar, kitchen & a full bath. Low maintenance front & back yard. An Oversized HEATED garage with floor drain, an exposed AGGREGATE driveway, Central AC, Water SOFTENER & so much more this home has to offer. SEEING IS BELIEVING!

Built in 2014

### **Essential Information**

|        |             |
|--------|-------------|
| MLS® # | E4441157    |
| Price  | \$1,090,000 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 7                      |
| Bathrooms      | 5.00                   |
| Full Baths     | 5                      |
| Square Footage | 3,307                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 5342 Mullen Bend |
| Area        | Edmonton         |
| Subdivision | MacTaggart       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6R 0P9          |

### Amenities

|                |                                                                                                                |
|----------------|----------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Detectors Smoke, Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Patio |
| Parking Spaces | 5                                                                                                              |
| Parking        | Double Garage Attached, Heated, Over Sized                                                                     |

### Interior

|                   |                                                                                                                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                               |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Built-In, Storage Shed, Stove-Countertop Gas, Stove-Electric, Vacuum Systems, Washer, Water Softener, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                                                                                                            |
| Fireplaces        | Granite Surround, Insert                                                                                                                                                                                                                       |
| Stories           | 3                                                                                                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                                                                                                            |
| Basement          | Full, Finished                                                                                                                                                                                                                                 |

### Exterior

|                   |                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                                             |
| Exterior Features | Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Lot Description   | 518.83                                                                                                                                                   |
| Roof              | Asphalt Shingles                                                                                                                                         |
| Construction      | Wood, Stucco                                                                                                                                             |
| Foundation        | Concrete Perimeter                                                                                                                                       |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 7th, 2025 |
| Days on Market | 57             |
| Zoning         | Zone 14        |

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Listing information last updated on August 3rd, 2025 at 3:02am MDT