



**Edmonton**      **14 MacTaggart**      **LP:** \$825,000  
 4503 MEAD CO NW      **SP:** M

**ACTIVE**

<b>Type:</b>	Detached Single Family	<b>Listing ID#:</b>	E4151792
<b>Style:</b>	2 Storey	<b>Bdrms Above:</b>	3
<b>Year Built:</b>	2014	<b>Bdrms Total:</b>	3
<b>Full Baths:</b>	2	<b>Basement:</b>	Full
<b>Half Baths:</b>	1	<b>Bsmnt Dev:</b>	Unfinished
<b>Tot A.G. SqFt:</b>	2,808.44	<b>Tot A.G. SqM:</b>	260.91

This "BuiltGreen" house by Perry Homes is steps away from trails and an elementary school! This former show home has an extra large foyer and is exceptionally bright. The main floor features a beautiful den and 2-sided fireplace shared with the great room, and the open plan kitchen and large dining room are ideal for entertaining. Modern cabinetry and quartz countertops enhance the contemporary feel of this quality home, and the walk-in pantry and main floor mudroom are so convenient. Upstairs you'll find an appealing loft plus the master suite with luxurious en suite bath, and there's a shared upper deck off the loft and the master! 2 additional large bedrooms, main bath & laundry rooms are also on this floor. Outside you'll find a professionally landscaped and fenced private garden with a large deck to enjoy on summer evenings. The heated double garage is over-sized with a beautifully finished floor, large storage area for bikes and garden equipment. Central air, sprinkler system and so much more!

**Directions:**

**Virtual Tour:** <https://youtu.be/N9LST3HPcCg>      **Brochure:** <http://www.4503-MeadCourt.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
<b>Baths:</b>	0	1	0	1	0	0	<b>Main:</b>		
<b>Ensuite Baths:</b>		0	0	0	1	0	<b>Uppr:</b>		
<b>Finish Levels:</b>	3						<b>AbGd:</b>		
<b>Fireplace Y/N:</b>	<b>Fireplace Type:</b>			<b>Fireplace Fuel:</b>			<b>Lowr:</b>		
<b>Parking:</b>	Double Garage Attached						<b>BIGd:</b>		
<b>Garage Dim:</b>	8.84x8.08		<b>Prk Encl/Ttl:</b>		/		<b>Total A.G.:</b>	260.91	2,808.44

<b>Living Room:</b>	5.49x4.42	M	<b>Master Bedroom:</b>	4.72x3.96	U
<b>Dining Room:</b>	3.81x3.66	M	<b>Bedroom 2:</b>	4.27x3.35	U
<b>Kitchen:</b>	4.42x3.05	M	<b>Bedroom 3:</b>	3.81x3.51	U
<b>Family Room:</b>			<b>Bedroom 4:</b>		
<b>Den:</b>	4.42x3.51	M	<b>Laundry Room</b>	2.29x1.37	U
<b>Bonus Room:</b>	4.57x3.35	U			

<b>Flooring:</b>	See Remarks	<b>Foundation:</b>	Concrete
<b>Construction:</b>	Wood Frame	<b>Heating Type:</b>	See Remarks
<b>Roof:</b>	Asphalt Shingles	<b>Heat Source:</b>	See Remarks
<b>Exterior:</b>	Stone, Vinyl	<b>Features:</b>	See Remarks
<b>Site Influences:</b>	See Remarks		

**Goods Included:** Air Conditioning-Central, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer      **Restrictions:** None Known

**Goods Excluded:**

**Warranty:**

**Elem School:** NELLIE CARLSON SCHOOL      **Jr. High School:** NELLIE CARLSON SCHOOL      **Sr High School:** LILLIAN OSBORNE SCHOOL

<b>Condo Name:</b>		<b>Condo Fee Incld:</b>	
<b>Condo Fee:</b>		<b>HOA Fee:</b>	
<b>Floor Location:</b>		<b>Floor Number:</b>	
<b>Balcony/Terrace</b>		<b>Unit Exposure:</b>	
		<b>HOA Fee Incl:</b>	

<b>Total Lot M2:</b>	638.61	<b>Lot Shape:</b>	Pie Shaped	<b>Lot Dimen:</b>	
<b>Frontage:</b>	9.50	<b>Depth:</b>	36.80	<b>Zoning:</b>	
<b>Conform:</b>		<b>Conform Yr:</b>		<b>Front Expos:</b>	West
<b>Taxes:</b>	\$6,671.52 2018	<b>Local Improve:</b>			