

## **\$324,900 - 116 160 Magrath Road, Edmonton**

MLS® #E4433454

**\$324,900**

2 Bedroom, 2.00 Bathroom, 1,192 sqft

Condo / Townhouse on 0.00 Acres

Magrath Heights, Edmonton, AB

Welcome to Magrath Mansion in Magrath Heights! This immaculate Condo features 2 BEDROOMS & DEN + 2 FULL BATHS. Plenty of natural light throughout and amongst the open concept floorplan is upgraded vinyl plank flooring and a spacious kitchen complete with stainless steel appliances. Add the convenience of in-suite laundry/storage room and relax & enjoy your private COVERED PATIO with West Exposure. Primary bedroom features a 4 pc. ensuite with large walk-in closet. Additional Bedroom & Den, 3 pc. bathroom and spacious living room complete the layout. UNDERGROUND PARKING with storage provides warmth and security year round with additional convenience of a Car Wash. Building amenities include: large social/games room with access to outdoor BBQ area, theatre room, & fitness room complete with whirlpool & steam room. AMAZING LOCATION which is close to many amenities such as schools, public transit, Rec Centre, Windermere Shopping, Golf Courses, the Anthony Henday and minutes away from the airport. MUST SEE!!!

Built in 2005

### **Essential Information**

MLS® # E4433454

Price \$324,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,192
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	116 160 Magrath Road
Area	Edmonton
Subdivision	Magrath Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 3T7

### Amenities

Amenities	Car Wash, Ceiling 9 ft., Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Patio, Sauna; Swirlpool; Steam, Social Rooms, Storage Cage, Natural Gas BBQ Hookup
Parking	Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Stone, Stucco
Exterior Features	Fenced, Golf Nearby, Low Maintenance Landscape, Playground Nearby,

Public Swimming Pool, Public Transportation, Schools, Shopping  
Nearby, Ski Hill Nearby, See Remarks

Roof                      Asphalt Shingles  
Construction        Concrete, Stone, Stucco  
Foundation          Concrete Perimeter

**Additional Information**

Date Listed            April 30th, 2025  
Days on Market      1  
Zoning                 Zone 14  
HOA Fees             120  
HOA Fees Freq.     Annually  
Condo Fee            \$717

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