

## **\$344,900 - 340 160 Magrath Road, Edmonton**

MLS® #E4449237

**\$344,900**

2 Bedroom, 2.00 Bathroom, 1,200 sqft

Condo / Townhouse on 0.00 Acres

Magrath Heights, Edmonton, AB

A rare find in MAGRATH MANSION! This beautiful EXECUTIVE (18+) condo features 2 bedrooms, 2 bath + DEN. Plenty of natural light throughout with an open concept floor plan and 9 foot ceilings offer an airy feeling throughout. The spacious kitchen boasts attractive cherry wood cabinetry with granite countertops and stainless steel appliances. The dining area will accommodate a large table + China cabinet for entertaining. There is an in-suite laundry/storage room. Primary bdrm features a 4 pce ensuite with jetted tub PLUS a huge walk-in closet. Private west facing balcony access from LR and bedroom. Amenities include gym, sauna, hot tub, theatre, outdoor entertainment area with fireplace & social room. Steel & concrete building with fan coil heating and cooling system. Heated underground titled parking with storage locker & convenience of a car wash. SECURE building, all professionally managed. Walking distance to ample Shopping, restaurants, Magrath Creek Park and Ravine with lots of walking trails!

Built in 2005

### **Essential Information**

MLS® # E4449237

Price \$344,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,200
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	340 160 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, Sauna; Swirlpool; Steam, Secured Parking, Security Door, Social Rooms, Sprinkler System-Fire, Storage Cage
Parking Spaces	1
Parking	Underground

### Interior

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

### Exterior

Exterior	Concrete, Stone, Stucco
Exterior Features	Airport Nearby, Landscaped, No Through Road, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Concrete, Stone, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 23rd, 2025
Days on Market	51
Zoning	Zone 14
Condo Fee	\$717

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