

## \$398,888 - 105 160 Magrath Road, Edmonton

MLS® #E4448755

**\$398,888**

2 Bedroom, 2.00 Bathroom, 1,262 sqft

Condo / Townhouse on 0.00 Acres

Magrath Heights, Edmonton, AB

Enjoy your LUXURY LIVING IN MAGRATH MANSION! Located in one of Edmonton's most premium neighbourhoods, this fully renovated 1250+ sq.ft lower-level condo offers over \$170,000 in modern upgrades, including elegant full-home tiling and designer wallpapers throughout. Featuring 2 bedrooms + den, 2 bathrooms, an open concept layout with 9 ft ceilings, a modern kitchen with stainless steel appliances, and a spacious primary suite with walk-in closet and stunning ensuite. Enjoy insuite laundry, a private balcony, and 1 titled underground heated parking stall plus titled storage. This exclusive steel & concrete adult building (18+) features resort-style amenities:: Social/Recreation room with kitchen and book library, Theatre Room, gym with sauna, steam room & hot tub, car wash bay, and outdoor BBQ area. Walking distance to shopping mall (next door), parks, and ravine trails. Perfect for adult living or as an investment – you cannot get a better deal at this price

Built in 2006

### Essential Information

MLS® # E4448755

Price \$398,888

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,262                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 105 160 Magrath Road |
| Area        | Edmonton             |
| Subdivision | Magrath Heights      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6R 3T7              |

### Amenities

|                |                                                                                                                                                                                             |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Car Wash, Ceiling 9 ft., Closet Organizers, Detectors Smoke, Exercise Room, Hot Tub, Intercom, Parking-Visitor, Patio, Recreation Room/Centre, Sauna; Swirlpool; Steam, Storage-Locker Room |
| Parking Spaces | 1                                                                                                                                                                                           |
| Parking        | Heated, Underground                                                                                                                                                                         |

### Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garburator, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| 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 | Golf Nearby, Landscaped, Playground Nearby, Public Transportation, |

|              |                          |
|--------------|--------------------------|
|              | Schools, Shopping Nearby |
| Roof         | Asphalt Shingles         |
| Construction | Concrete, Stone, Stucco  |
| Foundation   | Concrete Perimeter       |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 19th, 2025 |
| Days on Market | 20              |
| Zoning         | Zone 14         |
| HOA Fees       | 121.13          |
| HOA Fees Freq. | Annually        |
| Condo Fee      | \$763           |

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Listing information last updated on August 8th, 2025 at 8:32am MDT