

## \$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

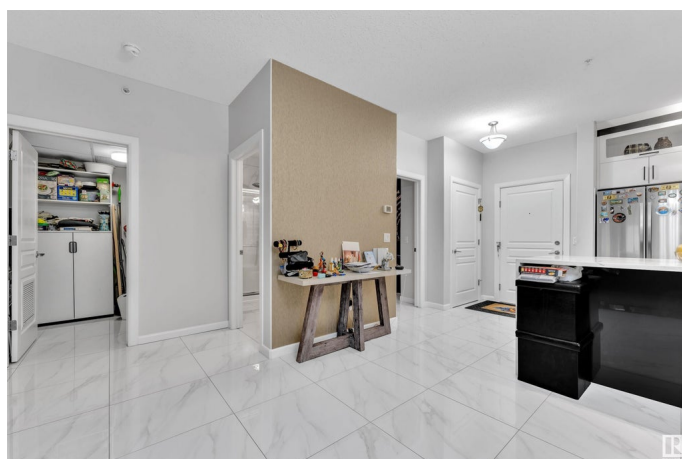
Built in 2006

### 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	31
Zoning	Zone 14
HOA Fees	121.13
HOA Fees Freq.	Annually
Condo Fee	\$763

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 19th, 2025 at 8:17am MDT