

## **\$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 | 72              |
| Zoning         | Zone 14         |
| Condo Fee      | \$717           |

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Listing information last updated on October 2nd, 2025 at 9:32pm MDT