

Courtesy Of Parveen K Saroye Of RE/MAX Elite

## \$204,999 - 239 160 Magrath Road, Edmonton

MLS® #E4414363

**\$204,999**

1 Bedroom, 1.00 Bathroom, 893 sqft  
Condo / Townhouse on 0.00 Acres

Magrath Heights, Edmonton, AB

Welcome to your dream condo in the prestigious, ADULTS ONLY Magrath Mansion, located in the sought-after Magrath community of Edmonton. This sophisticated open concept unit offers Spacious living, dining and kitchen area along with 1 Bedroom, 1 Den and 1 Bathroom boasting 9-FOOT CEILINGS, creating an open and airy ambiance. The unit comes with LAMINATE and Tile flooring. Rarely available, it comes with THREE STORAGE SPACES offering unparalleled convenience and one secure UNDERGROUND HEATED parking stall. Residents enjoy access to top-tier amenities, including a relaxing HOT TUB, rejuvenating SAUNA, EXERCISE ROOM, CAR WASH, CAR VACUUM, Media/Theater & party room, which comes with a POOL TABLE: perfect for entertaining. Designed for comfort and style, this property combines luxury and functionality in an unbeatable location. Nestled in a vibrant yet serene community, this condo offers the perfect retreat for those seeking modern living with exclusive perks such as public transportation and shopping



Built in 2005

### Essential Information

MLS® #	E4414363
Price	\$204,999

Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	893
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	239 160 Magrath Road
Area	Edmonton
Subdivision	Magrath Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 3T7

### Amenities

Amenities	Air Conditioner, Car Wash, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Hot Tub, No Animal Home, No Smoking Home, Parking-Visitor, Sauna; Swirlpool; Steam, Storage-Locker Room, See Remarks
Parking Spaces	1
Parking	Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, 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	Airport Nearby, Flat Site, Golf Nearby, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Concrete, Stone, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	November 22nd, 2024
Days on Market	133
Zoning	Zone 14
HOA Fees	118.75
HOA Fees Freq.	Annually
Condo Fee	\$603

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