

Courtesy Of Kevin B Doyle and Parker A Parker Of RE/MAX Elite

## \$329,900 - 333 160 Magrath Road, Edmonton

MLS® #E4417640

**\$329,900**

2 Bedroom, 2.00 Bathroom, 1,136 sqft  
Condo / Townhouse on 0.00 Acres

Magrath Heights, Edmonton, AB

GREENSPACE VIEWS! IMMEDIATE POSSESSION! CONCRETE & STEEL BUILDING! AMENITIES GALORE! This 1135 sq ft 2 bed + DEN, 2 bath gorgeous unit has NO neighbours below & and has been well maintained over the years! 9 foot ceilings, 2 balconies, newer stainless steel appliances, in-suite laundry, and granite countertops bring terrific value alongside an amazing skyline & park view to the east! Spacious kitchen is perfect for cooking & entertaining, with large living / dining space for family meals or movie night. 2 big bedrooms, including the primary bed w/ walk through closet & 3 pce ensuite. Underground heated parking w/ storage cage too! Condo fees of \$705.39 w/ heat, water, & more. Amenities include a car wash, theatre room, gym, social room, exercise room, spa / whirlpool / sauna, & more! A rare unit on the east wing with the BEST views in the complex; a must see! \*\*Some photos have been virtually staged\*\*

Built in 2005

### Essential Information

MLS® #	E4417640
Price	\$329,900
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	1,136
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	333 160 Magrath Road
Area	Edmonton
Subdivision	Magrath Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 3T7

### **Amenities**

Amenities	Car Wash, Ceiling 9 ft., Deck, Exercise Room, Parking-Visitor, Party Room, Sauna; Swirlpool; Steam
Parking	Heated

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Steel, Stone, Stucco
Exterior Features	Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Steel, Stone, Stucco

Foundation Concrete Perimeter

### **Additional Information**

Date Listed January 10th, 2025

Days on Market 63

Zoning Zone 14

HOA Fees 118.75

HOA Fees Freq. Annually

Condo Fee \$706

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