

## \$199,800 - 104 160 Magrath Road, Edmonton

MLS® #E4428278

**\$199,800**

1 Bedroom, 1.00 Bathroom, 807 sqft

Condo / Townhouse on 0.00 Acres

Magrath Heights, Edmonton, AB

Original owner!!! As soon as you walk in you will love the open floor plan, and the 9' ceilings. The kitchen has plenty of cupboards, counter space, and breakfast bar, great for morning coffee and family visits. Dining area is spacious and great for entertaining. The large living room has 2 windows as well as garden door with phantom screen to the patio. Primary bedroom is a generous size with a walk-in closet, access to the 4 piece bathroom as well as garden door to patio. You'll love the location, close to Magrath park & just steps from Whitemud Creek trails, shopping & restaurants. Many upgrades throughout including, fridge, dishwasher, washer, dryer, light fixtures and recently painted throughout. Move in ready!! A must to see!

Built in 2005

### Essential Information

MLS® #	E4428278
Price	\$199,800
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	807
Acres	0.00
Year Built	2005



Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	104 160 Magrath Road
Area	Edmonton
Subdivision	Magrath Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 3T7

### Amenities

Amenities	Car Wash, Detectors Smoke, Exercise Room, Parking-Visitor, Party Room, Secured Parking, Security Door
Parking	Underground

### Interior

Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Fan Coil, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Stucco
Exterior Features	Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Unknown
Construction	Concrete, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	March 31st, 2025
Days on Market	22
Zoning	Zone 14

HOA Fees	120
HOA Fees Freq.	Annually
Condo Fee	\$534

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