

# \$378,888 - 105 160 Magrath Road, Edmonton

MLS® #E4461038

**\$378,888**

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 in-suite 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® #   | E4461038  |
| Price    | \$378,888 |
| 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 | Barbecue-Built-In, Hot Tub, Parking-Visitor |
| Parking   | Underground                                 |

### Interior

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garburator, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                          |
| # of Stories      | 3                                                                                                                                  |
| Stories           | 3                                                                                                                                  |
| 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                      October 6th, 2025  
Days on Market                28  
Zoning                              Zone 14  
HOA Fees                        121.13  
HOA Fees Freq.                Annually  
Condo Fee                        \$763

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