

## \$368,888 - 105 160 Magrath Road, Edmonton

MLS® #E4465200

**\$368,888**

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 neighborhoods, 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.

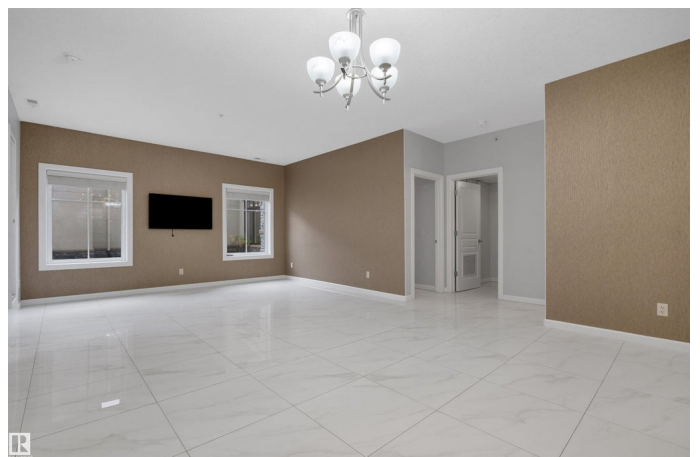
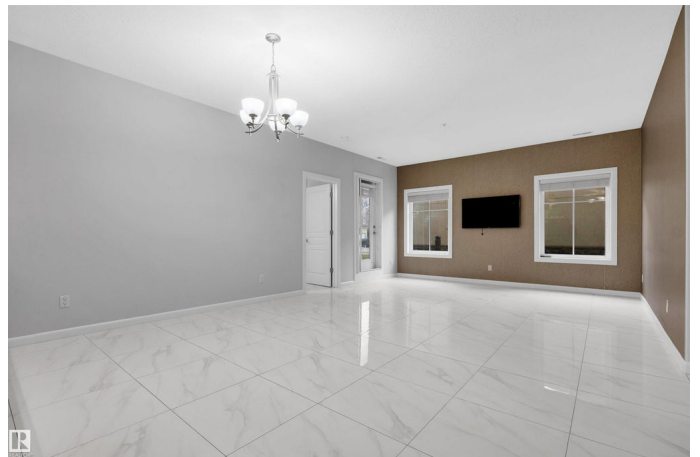
Built in 2006

### Essential Information

MLS® # E4465200

Price \$368,888

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          | Multi 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 | Exercise Room, Hot Tub, Parking-Visitor, Party Room, Patio, Sauna; Swirlpool; Steam, Social Rooms |
| Parking   | Underground                                                                                       |

### Interior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garburator, Microwave Hood Fan, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                            |
| # of Stories      | 4                                                                                                                    |
| Stories           | 4                                                                                                                    |
| 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    | November 7th, 2025 |
| Days on Market | 9                  |
| Zoning         | Zone 14            |
| HOA Fees       | 121.13             |
| HOA Fees Freq. | Annually           |
| Condo Fee      | \$763              |

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Listing information last updated on November 16th, 2025 at 7:17pm MST