

## \$204,888 - 239 160 Magrath Street, Edmonton

MLS® #E4429053

**\$204,888**

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® # E4429053

Price \$204,888



|                |                        |
|----------------|------------------------|
| 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 Street |
| 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., Club House, Deck, Detectors Smoke, Exercise Room, Pool-Indoor, Sauna; Swirlpool; Steam, Secured Parking, Social Rooms, Sprinkler Sys-Underground, Storage-In-Suite, See Remarks |
| Parking   | Heated, Underground  |
| Has Pool  | Yes  |

### Interior

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

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Stucco  |
| Exterior Features | Airport Nearby, Flat Site, Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Stucco  |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 16              |
| Zoning         | Zone 14         |
| HOA Fees       | 118.75          |
| HOA Fees Freq. | Annually        |
| Condo Fee      | \$603           |

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Listing information last updated on April 20th, 2025 at 12:02pm MDT