

\$379,999 - 120 Magrath Road, Edmonton

MLS® #E4419757

\$379,999

2 Bedroom, 2.50 Bathroom, 1,260 sqft
Condo / Townhouse on 0.00 Acres

Magrath Heights, Edmonton, AB

Seize the opportunity to own this beautifully upgraded 2-storey half duplex in the heart of city. With 1,260 sq ft of stylish living space, this home features 2 spacious bedrooms, 2.5 bathrooms, and a fully finished basement. Recent upgrades totaling thousands of dollars include new appliances, flooring, lighting, electrical fixtures, fresh paint, and a brand-new sink, faucet—plus much more! The main floor boasts an open-concept living room, a 2-piece bath, a private backyard deck with gas BBQ hookup, and an attached garage with custom shelving. The kitchen shines with a massive granite island, new appliances, and plenty of cupboard space. Upstairs, enjoy a large master suite with a walk-in closet and 3-piece en suite, as well as a family bathroom 4-piece. The south-facing, fully fenced backyard BACKING ON TO PARK. The finished basement offers endless possibilities—a home theater, gym etc Located just minutes from public transport, parks, grocery stores, banks, and highway and century park station.

Built in 2006

Essential Information

MLS® #	E4419757
Price	\$379,999



Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,260
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	120 Magrath Road
Area	Edmonton
Subdivision	Magrath Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0C6

Amenities

Amenities	Carbon Monoxide Detectors, Detectors Smoke
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Flat Site, Fruit Trees/Shrubs, Golf

Nearby, Low Maintenance
Nearby, Public Transportatio
Access

Roof Asphalt Shingles
Construction Wood, Vinyl
Foundation Concrete Perimeter

Additional Information

Date Listed January 30th, 2025
Days on Market 42
Zoning Zone 14
Condo Fee \$253



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Listing information last updated on March 13th, 2025 at 8:47pm MDT