

## \$197,000 - 137 160 Magrath Road, Edmonton

MLS® #E4450137

**\$197,000**

1 Bedroom, 1.00 Bathroom, 922 sqft

Condo / Townhouse on 0.00 Acres

Magrath Heights, Edmonton, AB

Immaculate & updated home in the concrete and steel building of Magrath Mansion. Lovely 1 bedroom + den with 4 piece bath, featuring 9 foot ceilings with 920 sq.ft. of living space.

Condo has been recently painted for a fresh look. Brand new carpet throughout and updated lighting including the addition of recessed LED lights for an improved modern feel. Living room offers large windows and door to a private patio. Kitchen features all new stainless steel appliances, tons of counter & cabinet space, pull out drawers + undercounter lighting. Bedroom is spacious with large windows and walk in closet. Den is perfect for study/office or extra storage.

Laundry room with stacked washer/dryer has space for deep freeze and extra storage as well. Underground parking stall with separate title comes with spacious storage locker.

Condo amenities include fitness room, spa with hot tub & steam, social room with pool table, and car wash! Great opportunity in a fantastic location. This condo is 18+ age restricted.

Built in 2005

### Essential Information

MLS® # E4450137

Price \$197,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 922                    |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 137 160 Magrath Road |
| Area        | Edmonton             |
| Subdivision | Magrath Heights      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6R 3T7              |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Patio |
| Parking Spaces | 1                                     |
| Parking        | Heated, 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          | Steel, Stone, Stucco                                                                                          |
| Exterior Features | Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles, SBS Roofing System                                                                          |

|              |                      |
|--------------|----------------------|
| Construction | Steel, Stone, Stucco |
| Foundation   | Concrete Perimeter   |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 29th, 2025 |
| Days on Market | 5               |
| Zoning         | Zone 14         |
| HOA Fees       | 118.75          |
| HOA Fees Freq. | Annually        |
| Condo Fee      | \$580           |

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Listing information last updated on August 3rd, 2025 at 4:47am MDT