

## \$359,888 - 409 160 Magrath Road, Edmonton

MLS® #E4453730

**\$359,888**

2 Bedroom, 2.00 Bathroom, 1,208 sqft  
Condo / Townhouse on 0.00 Acres

Magrath Heights, Edmonton, AB

Live the good life in one of Edmonton's™ most sought-after communities. LUXURY LIVING in MAGRATH MANSION. Executive 18+ concrete built residence offering 2 spacious bedrooms, 2 full baths, plus a versatile den. The open-concept layout with soaring 9 ft ceilings and oversized windows creates a bright, airy ambiance. Chef's™ kitchen is perfect for entertaining family and friends; the elegant dining area accommodates gatherings with ease. Retreat to your private primary bdrm with huge walk-in closet and spa-inspired ensuite. Additional features include in-suite laundry, private East-facing balcony, and TWO titled parking stalls—1 heated underground including car wash and 1 surface stall. PLUS, a titled storage area on same floor! Magrath Mansion pampers you with resort-style amenities: fitness centre, sauna, hot tub, theatre, social lounge with kitchen & library, plus outdoor entertainment area with BBQ & fireplace. Steps to shopping, restaurants, parks, and ravine trails. A rare, refined lifestyle awaits!

Built in 2005

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4453730  |
| Price  | \$359,888 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,208                  |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 409 160 Magrath Road |
| Area        | Edmonton             |
| Subdivision | Magrath Heights      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6R 3T7              |

### Amenities

|           |                                                                                                          |
|-----------|----------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Car Wash, Deck, Exercise Room, Parking-Visitor, Social Rooms, See Remarks, Storage Cage |
| Parking   | Underground, See Remarks                                                                                 |

### Interior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                               |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Fan Coil, Natural Gas                                                                                                          |
| # of Stories      | 4                                                                                                                              |
| Stories           | 1                                                                                                                              |
| Has Basement      | Yes                                                                                                                            |
| Basement          | None, No Basement                                                                                                              |

### Exterior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Exterior          | Concrete, Stone, Stucco                                                            |
| Exterior Features | Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |

|              |                         |
|--------------|-------------------------|
| Roof         | Asphalt Shingles        |
| Construction | Concrete, Stone, Stucco |
| Foundation   | Concrete Perimeter      |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 19th, 2025 |
| Days on Market | 62                |
| Zoning         | Zone 14           |
| Condo Fee      | \$797             |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 20th, 2025 at 7:17am MDT