



## 120 MAGRATH Road 16 Edmonton AB

\$341,900

A beautiful 3 bedrooms, 2 and a half bath, Half-Duplex, in one of the most premium communities in SW Edmonton - Magrath Heights!! The house boasts 1281 sq.ft. of living space that is very conveniently located in close proximity to ALL THE AMENITIES!! Shopping plazas, Derek Golf and Winter club, Whitemud Creek Ravine, Century Park LRT station, schools, all are 5-10 minutes drive away!! The main floor offers OPEN CONCEPT cozy living room, while the dining area connects effortlessly to a gorgeous backyard which is FULLY FENCED!! An amazing blend of both comfort and convenience. Easy access to highways and public transit makes commuting a breeze. Location, elegance, layout, it's all here!!! FRESH PAINT throughout the house and BRAND NEW carpet!

Listing Presented By:



Originally Listed by:

Royal LePage Noralta Real Estate

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