



## 160 MAGRATH Road 416 Edmonton AB

\$385,000

RARE FIND! 1180 FT2 TOP FLOOR WEST FACING CONDO IN MAGRATH MANSION (RARE STEEL & CONCRETE BUILDING)! 2 TITLED U/G HEATED PARKING STALLS W/ STORAGE CAGES + 1 SEPARATE TITLED STORAGE UNIT. This immaculate 2 bedroom + den, 2 bath condo offers an open layout with large living spaces throughout. Many upgrades & features including 9 foot ceilings, gas F/P, ceramic tile & laminate floors, functional kitchen with lots of cabinets & counter space, tile backsplash & S/S appliances, huge primary suite with a large W/I closet & roomy 4-pce ensuite with jetted tub, CENTRAL A/C, insuite laundry & storage, large west facing balcony, etc. This quiet and beautifully maintained ADULT BUILDING (18+) offers impressive amenities, including a CAR WASH, THEATRE ROOM, SOCIAL ROOM WITH KITCHEN, FIREPLACE & POOL TABLE, EXERCISE ROOM WITH SAUNA, STEAM ROOM & WHIRLPOOL and OUTDOOR PATIO WITH BBQ. Fantastic location just steps to the ravine, parks, trails, restaurants, shopping & transit and with easy access to major freeways.

Listing Presented By:



Originally Listed by:

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