



## Edmonton Alberta

\$770,000

Welcome to this beautifully renovated 2-storey home in prestigious Magrath Heights with a walkout basement. Offering over 1,960 sqft, this home features gleaming hardwood floors, a main floor den perfect for a home office, and a cozy living room with a gas fireplace. The modern kitchen showcases granite countertops, a large island & ample workspace. A convenient half bath & laundry complete the main level. Upstairs, enjoy a spacious bonus room, a primary suite with a 4-piece ensuite & heated tile floors, plus two additional generous bedrooms and another full bath. The fully finished walkout basement includes an extra bedroom, full bathroom, rec room with bar, and space for a home gym--ideal for entertaining. A double attached garage and expanded driveway provide plenty of parking. Situated on a quiet cul-de-sac with no through traffic, this home offers luxury, comfort, and prime location living with the convenience of schools, all amenities, easy access to Anthony Henday or Whitemud just minutes away! (id:6769)

Recreation room 5.26 m X 6.52 m

Bedroom 4 4.09 m X 4.34 m

Living room 3.04 m X 4.6 m

Dining room 3.33 m X 3.38 m

Kitchen 5.15 m X 4.24 m

Den 2.92 m X 3.21 m

Laundry room 1.82 m X 2.27 m

Primary Bedroom 3.8 m X 4.39 m

Bedroom 2 4.08 m X 3.17 m

Bedroom 3 2.86 m X 3.63 m

Bonus Room 4.57 m X 4.77 m

Listing Presented By:



Originally Listed by:  
MaxWell Polaris

<http://www.rachelfung.ca/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.