



## Edmonton Alberta

\$224,000

Immaculate 891 sq ft 1 bedroom + den condo in prestigious Magrath Mansion -- a rare steel & concrete building known for quiet construction and quality. This suite features 9' ceilings, spacious open layout, and large west facing balcony with gas outlet. The functional kitchen offers ample cabinetry, tile backsplash and black appliances. The oversized primary suite includes a W/I closet and the 4-pce bath features a jetted tub. CENTRAL A/C, in-suite laundry & storage complete the unit. Titled heated underground parking with storage cage included. This beautifully maintained 18+ adult building offers outstanding amenities: car wash bay, theatre room, social room with kitchen, fireplace & pool table, fitness centre with sauna, steam room & whirlpool, plus an outdoor patio with BBQ area. Fantastic location just steps to the ravine, parks, walking trails, restaurants, shopping and transit, with easy access to major roadways. An exceptional opportunity in one of Southwest Edmonton's most desirable communities! (id:6769)

Living room 5.75 m X 4.62 m

Dining room Measurements not available

Kitchen 4.61 m X 3.08 m

Den 2.19 m X 2.1 m

Primary Bedroom 4.16 m X 3.46 m

Laundry room 2.99 m X 1.65 m

Listing Presented By:



Originally Listed by:  
Royal LePage Noralta Real Estate

<http://www.bayrack.com/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto: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.