



## Edmonton Alberta

\$369,900

RARE OPPORTUNITY on a LARGE, TOP FLOOR apt in the STEEL & CONCRETE Magrath Mansion! Featuring a UNIQUE FLOOR PLAN: 2 beds, 2 baths, large Den w/ window plus Flex room! The entire apt has 9ft ceilings w/ ample natural light. Open-concept Kitchen w/ large island and Dining area is spacious to prep & dine. Living room is bright with daylight and cozy with gas-FP & newer eng. hardwood floors. Primary bdrm is airy w/ access to balcony, ensuite, WIC and adjacent Den w/ window. 2nd bdrm on the other side provides separation & privacy. This functional floor plan also adds a Flex room suitable for hobbies, storage, office. Relax on the west-facing balcony w/ gas-BBQ, sunsets & the quiet garden view, away from road noise/lights. Heated UG pk stall & storage are close to elev & car wash. Magrath Mansion is a well-managed condo with on-site maintenance plus a warm residents community that supports friendship, activities & security. Enjoy the well-appointed lounge, gym, theatre, sauna/steam, whirlpool. Splendid Home! (id:6769)

Living room 3.6 m X 4.47 m

Dining room 3.66 m X 4.47 m

Kitchen 2.96 m X 2.95 m

Den 4.42 m X 2.62 m

Primary Bedroom 5.27 m X 3.54 m

Bedroom 2 4.1 m X 3.2 m

Listing Presented By:



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**RE/MAX ELITE**

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