



## Edmonton Alberta

\$369,900

Welcome to #99 in Magrath Heights! Welcome to the city of Champions. This property has unobstructed views of the green space out front! A truly modern example of living in one of Edmonton's most sought-after neighborhoods. 3 spacious bedrooms, 2.5 bathrooms, and an open concept living area that seamlessly blends style and functionality. The kitchen is a chef's dream with sleek countertops, and ample storage. Large windows throughout ensure the space is bathed in natural light, highlighting the beautiful flooring and chic finishes. Step outside to a private balcony, offering serene views and an ideal spot for morning coffee or evening relaxation. Included are two parking spaces, inside your double attached garage, adding convenience to luxury. Magrath Heights is renowned for its picturesque streets, excellent schools, and proximity to shopping, dining, and entertainment options. With easy access to public transit and major roadways. (id:6769)

Den Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



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