

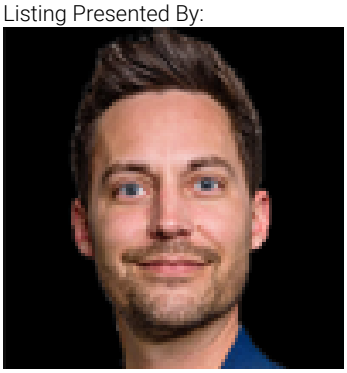
Edmonton Alberta

$824,900

Exceptional Magrath Heights bungalow: 1,958 sq ft above grade plus fully finished 1,428 sq ft basement. The open, light-filled floor plan features 2 primary suites above grade (both w/heated tiled 4-piece ensuites - one w/soaker tub, one w/jetted tub). Bright main floor den/flex room, and 2 equal-sized bedrooms downstairs. The 2025 kitchen shines w/granite counters, smudge-proof stainless appliances, gas range, Miele dishwasher, appliance garage, and pantry. Hardwood flooring, 10-ft ceilings, barrel-vaulted great room, 2 gas fireplaces (main-floor unit updated 2026), and custom blinds. Mechanical updates incl a 2024 furnace w/Wi-Fi programmable heat pump & new HWT. The private backyard incl a hot tub, 2026 gazebo, shed, irrigation, dog run, & gas BBQ line, backs Magrath Heights Park & natural areas. Oversized heated double garage has new 2025 epoxy flooring & dedicated subpanel. Turn-key home in sought-after location backing permanent greenspace, by playground & near schools. Permanent exterior LED lights (id:6769)

Bedroom 3 4.04 m X 3.89 m
Bedroom 4 4.02 m X 3.17 m
Recreation room 7.33 m X 9.58 m
Living room 3.58 m X 3.93 m
Dining room 2.71 m X 4.67 m
Kitchen 2.8 m X 4.66 m
Family room 5.11 m X 3.89 m
Primary Bedroom 4.12 m X 5.99 m
Laundry room 2.93 m X 2.6 m
Bedroom 2 4.26 m X 4.52 m

Listing Presented By:



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