



## Edmonton Alberta

Magrath Heights

**\$469,800**



Absolutely beautiful & spacious net zero energy townhome in desirable Larch Park. This 3-level 3 bed/2.5 bath townhome has 9' ceilings, wide plank hardwood, metal spindle railings & granite counters throughout. This stunning kitchen features full height cabinetry, SS appliances, W/I pantry & a large island that is ideal for entertaining. Upstairs are 3 generous sized bedrms incl the primary bedrm w/a walk-in closet & 4 pc ensuite. Add'l 4 pc bath on this level. The lower level has a storage/flex room, utility rm & access to rear drive dbl attached garage. Relax in the summer in your low maintenance yard facing SF homes/trees. This townhome benefits from a Landmark Net Zero construction: solar panels, an ultra-efficient heating & cooling system, 2X8 ext walls w/sprayed insulation, triple-pane windows, & superior ventilation resulting in added comfort & low utility bills. This home is walking distance to walking trails & beautiful ravine. Close to shops, amenities, Whitemud Fwy & the Anthony Henday. (id:6769)

### Alan H. Gee

RE/MAX Elite

Phone: (780) 498-2187

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



RE/MAX Kelowna  
100-1553 Harvey Avenue  
Kelowna, BC,  
Canada