



## Edmonton Alberta

\$383,800

Beautiful and spacious 3 bedroom/2.5 bath/3-storey home in desirable Magrath Heights. Main floor boasts 9' ceilings, hardwood floors, granite countertops throughout and quality finishings. The gorgeous kitchen has stainless steel appliances, ceiling height cabinetry, large island & walk-in pantry. Living room features access to your front yard to enjoy the fresh air. Upper level boasts 3 well-sized bedrooms. Primary bedroom has 4pc ensuite & walk in closet. Plus 2nd shared 4pc bathroom upstairs. Other features include a double attached garage, plenty of storage, energy-efficient mechanical including tankless hot water for a lower utility bill. This well maintained complex offers visitor parking and is conveniently located close to shopping, walking trails & lake. Quick proximity to Anthony Henday, Whitemud, South Common, schools & public transportation. A must see! (id:6769)

Den 1.78 m X 3.09 m

Living room 4.16 m X 4.64 m

Dining room 3.36 m X 2.9 m

Kitchen 4.1 m X 3.17 m

Primary Bedroom 4.34 m X 3.63 m

Bedroom 2 3.61 m X 2.82 m

Bedroom 3 2.93 m X 3.19 m

Listing Presented By:



Originally Listed by:  
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CREA

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