

# \$399,000 - 32 120 Magrath Road, Edmonton

MLS® #E4461533

## \$399,000

3 Bedroom, 2.50 Bathroom, 1,270 sqft  
Condo / Townhouse on 0.00 Acres

Magrath Heights, Edmonton, AB

Welcome to Unit 32 in Magrath Heights, a beautifully upgraded 3-bedroom, 2.5-bath half-duplex with a fully finished basement. This bright and inviting home has been refreshed with new flooring (2025), paint(2025), lighting(2025), and quartz countertops (2025), plus professional cleaning throughout. The kitchen features stainless steel appliances, including a newer stove (2022) and microwave (2021), with ample counter and cupboard space. Upstairs, the primary suite offers a full ensuite, alongside two additional bedrooms and a second full bath. The finished basement provides flexible space for a home office, gym, or media room. Complete with a single attached garage, and a prime location close to Nellie Carlson K-9 School, recreation centre, shopping, parks, trails, and MacTaggart Sanctuary, with quick access to Whitemud and Anthony Henday.

Built in 2006

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4461533  |
| Price      | \$399,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,270             |
| Acres          | 0.00              |
| Year Built     | 2006              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 32 120 Magrath Road |
| Area        | Edmonton            |
| Subdivision | Magrath Heights     |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6R 0C6             |

### Amenities

|                |                                            |
|----------------|--------------------------------------------|
| Amenities      | Deck, Detectors Smoke, Parking-Visitor     |
| Parking Spaces | 2                                          |
| Parking        | Front Drive Access, Single Garage Attached |

### Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                |
| Appliances        | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                                                       |
| Stories           | 3                                                                                                               |
| Has Basement      | Yes                                                                                                             |
| Basement          | Full, Finished                                                                                                  |

### Exterior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                       |
| Exterior Features | Fenced, Landscaped, No Back Lane, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                  |
| Construction      | Wood, Vinyl                                                                       |
| Foundation        | Concrete Perimeter                                                                |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 24                |
| Zoning         | Zone 14           |
| HOA Fees       | 250               |
| HOA Fees Freq. | Annually          |
| Condo Fee      | \$310             |

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Listing information last updated on November 2nd, 2025 at 5:32pm MST