

## **\$748,000 - 313 Magrath Boulevard, Edmonton**

MLS® #E4450929

**\$748,000**

5 Bedroom, 3.50 Bathroom, 2,201 sqft

Single Family on 0.00 Acres

Magrath Heights, Edmonton, AB

Discover unparalleled luxury at this prestigious home located in the highly sought-after Magrath! Step inside, be captivated by expansive windows w natural lighting throughout. This 2-storey home has 5 bedrooms, 2 kitchens, 2 living rms & 3.5 bath rms. Feel right at home w a spacious den on the main, perfect for focused or quiet work time. A cozy fireplace, 9 ft ceiling, living rm flows effortlessly into a chef-inspired kitchen w beautiful granite counters/centre island/modern cabinetry/SS appliances/dining rm overlooks the expansive deck & large yard, making it ideal for entertaining. Upper floor offers huge family room, 3 bedrooms w ample closet space, king-sized master w a luxury ensuite bath/jacuzzi & walk-in closet attached to the laundry area. Fully finished 9 ft bsmt c/w 2 bedrooms/2nd kitchen/2nd living rm & bathroom. Double attached garage & driveway allows 3 vehicles. Start a new lifestyle by going on walks/bike rides along the ravine trails & park. Everything you need is mins away. Donâ€™t miss!

Built in 2010

### **Essential Information**

MLS® # E4450929

Price \$748,000



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,201
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	313 Magrath Boulevard
Area	Edmonton
Subdivision	Magrath Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 3T7

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Front Porch, Gazebo, 9 ft. Basement Ceiling
Parking Spaces	5
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dryer, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Washer, Water Softener, Refrigerators-Two, Stoves-Two, Dishwasher-Two, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

**Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	August 1st, 2025
Days on Market	1
Zoning	Zone 14

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