

\$759,900 - 313 Magrath Boulevard, Edmonton

MLS® #E4443682

\$759,900

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® # E4443682

Price \$759,900



| | |
|----------------|------------------------|
| 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 | June 21st, 2025 |
| Days on Market | 11 |
| Zoning | Zone 14 |

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Listing information last updated on July 2nd, 2025 at 7:32pm MDT