Courtesy Of Wendy M Lam Of RE/MAX Elite

$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	29
Zoning	Zone 14

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Listing information last updated on August 29th, 2025 at 11:47pm MDT