

## \$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 | 11               |
| Zoning         | Zone 14          |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 12th, 2025 at 8:17am MDT