Courtesy Of Maggie Wang Of Initia Real Estate

$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	13
Zoning	Zone 14
HOA Fees	250
HOA Fees Freq.	Annually
Condo Fee	$310

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Listing information last updated on October 22nd, 2025 at 3:32am MDT