

## \$724,900 - 314 Magrath Boulevard, Edmonton

MLS® #E4447776

**\$724,900**

4 Bedroom, 3.50 Bathroom, 2,008 sqft

Single Family on 0.00 Acres

Magrath Heights, Edmonton, AB

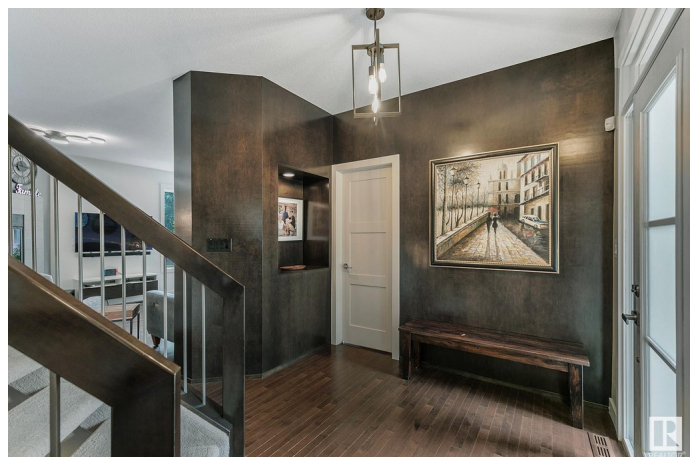
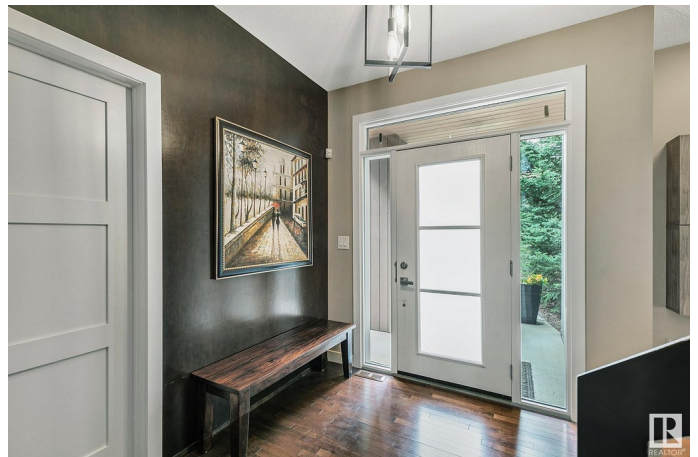
AN URBAN OASIS! This SPECTACULAR modern GREEN Perry built home in prestigious LARCH PARK is sure to impress! COMPLETELY surrounded by nature from front to back with landscaping will make you want to come home to this retreat! Offering over 2000+sq ft of luxury living! Main flr features 9ft ceilings, hardwood floors & HUGE windows! Gourmet Kitchen with GRANITE, s/s appl. & loads cabinets. GORGEOUS 3 sided fireplace creates focal point for a cozy living rm, open to the spacious dining area. Main floor DEN (possible 5th bdrm), FULL BATH & convenient mudroom/laundry rm complete the main. Upstairs has SUNNY tech/reading nook along with 3 large bedrooms. Owners suite boasts walk thru closet & LUXURIOUS ensuite highlighting customized vanity! FINISHED BASEMENT continues to impress with 4th bedroom & versatile rec space. SHOWSTOPPER yard w/ fire pit area water feature, & abundance of MATURE TREES! Huge 25x21 garage! STEPS to RAVINE TRAILS, K-9 school, playground etc. Mins to HENDAY & WHITEMUD. A truly special place!

Built in 2011

### Essential Information

MLS® # E4447776

Price \$724,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,008                  |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 314 Magrath Boulevard |
| Area        | Edmonton              |
| Subdivision | Magrath Heights       |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6R 0M7               |

### Amenities

|           |                                                                                         |
|-----------|-----------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Front Porch |
| Parking   | Double Garage Detached, Heated, Over Sized                                              |

### Interior

|                   |                                                                                                                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                                                                                             |
| Fireplaces        | Three Sided                                                                                                                                                                                                                     |
| Stories           | 3                                                                                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                                                                                             |
| Basement          | Full, Finished                                                                                                                                                                                                                  |

### Exterior

|                   |                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                                            |
| Exterior Features | Back Lane, Fenced, Landscaped, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                        |
| Construction      | Wood, Stucco                                                                                                                                            |
| Foundation        | Concrete Perimeter                                                                                                                                      |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 15th, 2025 |
| Days on Market | 21              |
| Zoning         | Zone 14         |
| HOA Fees       | 225             |
| HOA Fees Freq. | Annually        |

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 5th, 2025 at 7:17am MDT