

## \$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

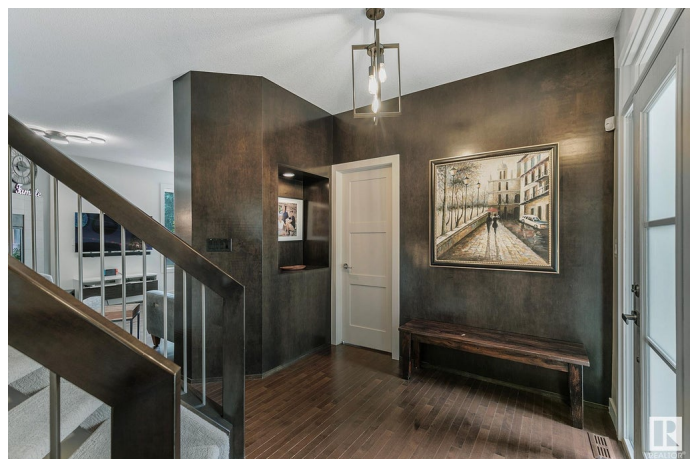
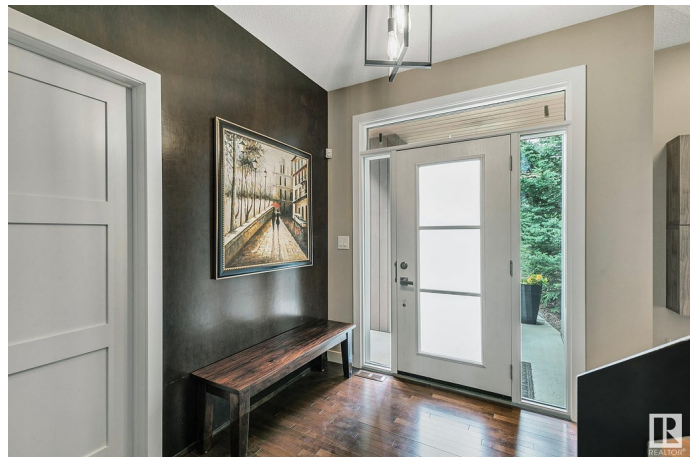
AN URBAN OASIS! This SPECTACULAR modern GREEN Perry built home in prestigious LARCH PARK is sure to impress! COMPLETELY surrounded by nature from front to back with landscaping will make you want to come home to this retreat! Offering over 2000+sq ft of luxury living! Main flr features 9ft ceilings, 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	2
Zoning	Zone 14
HOA Fees	225
HOA Fees Freq.	Annually

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Listing information last updated on July 17th, 2025 at 9:02am MDT