

## \$2,400 - 120 Magrath Road, Edmonton

MLS® #E4437067

**\$2,400**

3 Bedroom, 2.50 Bathroom, 1,259 sqft

Rental on 0.00 Acres

Magrath Heights, Edmonton, AB

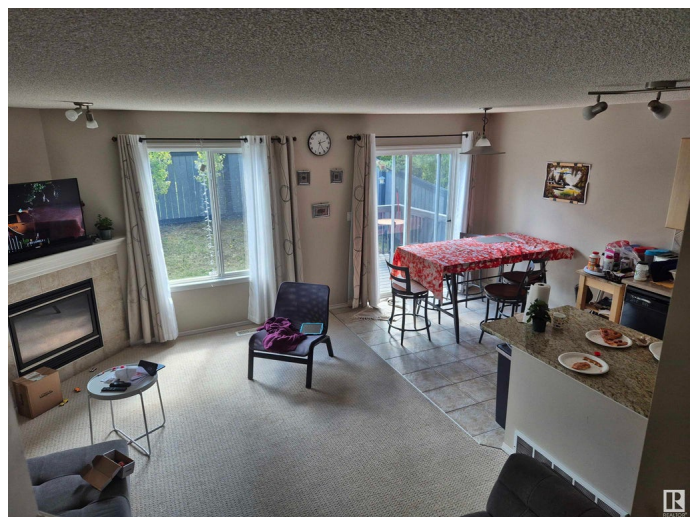
Modern 3 Bed, 2.5 Bath Townhome in Magrath Heights! Welcome to #20, 120 Magrath Rd NW, a beautifully maintained 2-storey half-duplex offering 117 sq m of stylish living space. The bright, open-concept main floor features large windows, a modern kitchen with sleek appliances, ample cabinetry, and a central island. Upstairs offers 3 generous bedrooms, including a spacious primary suite with walk-in closet and full ensuite. The fully finished basement adds versatile space for a home office, gym, or rec room. Enjoy the private, fully fenced backyard that backs onto green space. A rare find in this area. Additional highlights include 2.5 well-designed bathrooms and a single attached garage. Located in a quiet, family-friendly complex with excellent access to Whitemud Creek Ravine, Terwillegar Rec Centre, top-rated schools, shopping, dining, and major routes like Anthony Henday & Whitemud Drive. Perfect for families or professionals seeking comfort, privacy, and convenience.

Built in 2006

### Essential Information

MLS® # E4437067

Price \$2,400



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,259
Acres	0.00
Year Built	2006
Type	Rental
Style	2 Storey
Status	Active

### Community Information

Address	120 Magrath Road
Area	Edmonton
Subdivision	Magrath Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0C6

### Amenities

Parking	Single Garage Attached
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### Interior

Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer
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### Additional Information

Date Listed	May 16th, 2025
Days on Market	23
Zoning	Zone 14

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Listing information last updated on June 7th, 2025 at 11:02pm MDT