

# \$609,000 - 111 7463 May Common, Edmonton

MLS® #E4427008

**\$609,000**

2 Bedroom, 2.00 Bathroom, 1,248 sqft

Condo / Townhouse on 0.00 Acres

Magrath Heights, Edmonton, AB

Enjoy the morning sunrise on this RAVINE FACING unit and walk straight onto the fenced grass property from your patio. The "Bloom" floorplan offers 1,248 sq ft (building plan 1,310 sq ft) of luxury! HIGH END FINISHING is evident as you enter the open concept 2 bedroom, 2 bathroom IMMACULATE home. Features include soaring 10' ceilings, quartz countertops, vinyl plank flooring throughout, GOURMET KITCHEN with an abundance of cabinets and slide out drawers, stainless steel appliances (including a gas cooktop), power Hunter Douglas DuoLite blinds, spa like ensuite with glass enclosed walk in shower, massive primary walk in closet. 1 titled oversized underground parking stall w/storage cage and 1 titled surface stall are included! This fabulous LIFESTYLE PROPERTY is guaranteed to impress along with its UNPARALLELED AMENITIES. Don't miss out on this unit in the highly sought after Edge at Larch Park!

Built in 2020

## Essential Information

MLS® # E4427008

Price \$609,000

Bedrooms 2

Bathrooms 2.00



Full Baths	2
Square Footage	1,248
Acres	0.00
Year Built	2020
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	111 7463 May Common
Area	Edmonton
Subdivision	Magrath Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0X1

### Amenities

Amenities	Air Conditioner, Ceiling 10 ft., Closet Organizers, Detectors Smoke, Exercise Room, Fire Pit, Guest Suite, No Animal Home, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Party Room, Patio, Secured Parking, Security Door, Social Rooms, Sprinkler System-Fire, Storage Cage, Natural Gas BBQ Hookup, Rooftop Deck/Patio
Parking	Heated, Stall, Underground, See Remarks

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings, TV Wall Mount
Heating	Fan Coil, Natural Gas
# of Stories	6
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Metal, Stone, Hardie Board Siding
Exterior Features	Backs Onto Park/Trees, Environmental Reserve, Flat Site, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation,

	Ravine View, Schools, Shopping Nearby
Roof	Flat
Construction	Wood, Metal, Stone, Hardie Board Siding
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 22nd, 2025
Days on Market	41
Zoning	Zone 14
HOA Fees	236.25
HOA Fees Freq.	Annually
Condo Fee	\$536

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 May 2nd, 2025 at 2:17am MDT