

# \$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  |

### 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 28

Zoning Zone 14

HOA Fees 236.25

HOA Fees Freq. Annually

Condo Fee \$536

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Listing information last updated on April 19th, 2025 at 4:32am MDT