## \$559,000 - 113 7471 May Common, Edmonton

MLS® #E4404596

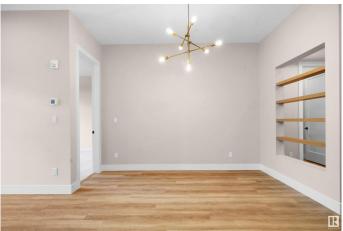
## \$559,000

2 Bedroom, 2.00 Bathroom, 1,134 sqft Condo / Townhouse on 0.00 Acres

Magrath Heights, Edmonton, AB

Live in luxury at the prestigious "The Edge".. Brand new & ready for move in. 2 bedrooms with 2 full bath ground floor unit with 2 parking stalls (surface & underground with storage). With 10' ceilings, many upgrades and a ravine view, this unit is a 10+. Ready for immediate possession. Building comes with all amenities. A gem in SW Edmonton!







Built in 2020

## **Essential Information**

| MLS® #         | E4404596          |
|----------------|-------------------|
| Price          | \$559,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,134             |
| Acres          | 0.00              |
| Year Built     | 2020              |
| Туре           | Condo / Townhouse |
| Sub-Type       | Lowrise Apartment |
| Style          | Penthouse         |
| Status         | Active            |

## **Community Information**

| Address | 113 7471 May Common |
|---------|---------------------|
| Area    | Edmonton            |

| Subdivision<br>City<br>County<br>Province<br>Postal Code | Magrath Heights<br>Edmonton<br>ALBERTA<br>AB<br>T6R 0X5   |  |
|--|---|--|
| Amenities  |   |  |
| Amenities  | Air Conditioner, Ceiling 10 ft., Closet Organizers, Deck, Hot Water<br>Natural Gas, No Animal Home, No Smoking Home, Parking-Extra,<br>Parking-Plug-Ins, Parking-Visitor, Storage-Locker Room |  |
| Parking Spaces   | 2   |  |
| Parking  | Heated, Parkade, Single Indoor, Underground   |  |
| Interior   |   |  |
| Interior Features  | ensuite bathroom  |  |
| Appliances   | Dishwasher-Built-In, Dryer, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer   |  |
| Heating  | Forced Air-1, Natural Gas   |  |
| Fireplace  | Yes   |  |
| Fireplaces   | Insert  |  |
| # of Stories   | 4   |  |
| Stories  | 1   |  |
| Has Basement   | Yes   |  |
| Basement   | None, No Basement   |  |
| Exterior   |   |  |
| Exterior   | Wood, Brick, Fiber Cement   |  |
| Exterior Features  | Backs Onto Park/Trees, Landscaped, Park/Reserve, Private Setting, Schools, Shopping Nearby, View City   |  |
| Roof   | Flat  |  |
| Construction   | Wood, Brick, Fiber Cement   |  |
| Foundation   | Concrete Perimeter  |  |
| School Information                                       |   |  |
| Elementary   | Esther Starkman   |  |
| Middle   | Nellie Carlson  |  |
| High   | Lillian Osborne   |  |
| Additional Information                                   |   |  |

Date Listed September 3rd, 2024

| Days on Market | 228      |
|----------------|----------|
| Zoning         | Zone 14  |
| HOA Fees       | 225      |
| HOA Fees Freq. | Annually |
| Condo Fee      | \$498    |

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Listing information last updated on April 19th, 2025 at 12:02pm MDT