

## \$432,000 - 403 7471 May Common, Edmonton

MLS® #E4418507

**\$432,000**

2 Bedroom, 2.00 Bathroom, 1,034 sqft

Condo / Townhouse on 0.00 Acres

Magrath Heights, Edmonton, AB

BRAND NEW TOP FLOOR, 10 FOOT CEILINGS, FACING EAST, 2BED, 2BATH, 2PARKING STALLS & STORAGE 1 UNDERGROUND STALL, 1 SURFACE STALL..SURROUNDED BY WALKING TRAILS & NATURE & LOADED WITH LUXURIOUS AMENITIES LIKE, FITNESS & YOGA STUDIOS, GARDEN, FIRE PIT, GAMES ROOM, ART STUDIO, LIBRARY, BOARD ROOM, BANQUET ROOM WITH FULL KITCHEN, DOG PARK, AC, DOG WASH & MORE, ALSO HAS A ROOFTOP DECK AVAILABLE . ALL CUSTOM WINDOW COVERING ONE HAS POWER CONTROL. TITLE PARKING STALLS THIS UNIT IS UPGRADED FLOORING APPLIANCES, WINDOW COVERINGS ETC. THIS HOME IS IMMACULATE THRU-OUT: ALSO THIS UNIT HAS SOME UPGRADES LIKE FLOORING APPLIANCES ETC. THIS UNIT IS VERY LARGE 1034 SQ FT 2 BEDROOM. NICE MORNING SUN IN THE MORNING FROM FACING EAST AND THE DECK GETS ALSO GETS SUN FROM THE SOUTH, CONDO FEE FOR UNDERGROUND & SURFACE PARKING STALL IS \$106.16 PER MONTH

Built in 2024

### Essential Information



MLS® #	E4418507
Price	\$432,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,034
Acres	0.00
Year Built	2024
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	403 7471 May Common
Area	Edmonton
Subdivision	Magrath Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0X5

### Amenities

Amenities	Air Conditioner, Ceiling 10 ft., Deck, Exercise Room, Guest Suite, See Remarks, Storage Cage
Parking Spaces	2
Parking	Underground, See Remarks

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Microwave Hood Fan-Two
Heating	Fan Coil, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Hardie Board Siding
Exterior Features	Backs Onto Park/Trees, Golf Nearby, Landscaped, Schools, Shopping Nearby
Roof	Flat
Construction	Wood, Brick, Hardie Board Siding
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	January 18th, 2025
Days on Market	92
Zoning	Zone 14
HOA Fees	236.25
HOA Fees Freq.	Annually
Condo Fee	\$425

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Listing information last updated on April 20th, 2025 at 6:02am MDT