

\$824,702 - 310 7471 May Common, Edmonton

MLS® #E4421952

\$824,702

2 Bedroom, 2.00 Bathroom, 1,884 sqft
Condo / Townhouse on 0.00 Acres

Magrath Heights, Edmonton, AB

OVER A \$100,000 IN UPGRADES...RAVINE FACING!...ALMOST 2000 Sq Ft... 2 TITLED PARKING STALLS (One Underground w/275 SqFt storage cage, One Above Ground) w/option to purchase 2 additional underground stalls w/huge storage cage in Edge Building 1...AWARD WINNING EDGE AT LARCH PARK!...9' CEILINGS... HIGH END AMENITIES: games room, art/craft studio, gym, YOGA STUDIO, chef kitchen/lounge, DOG GROOMING/WASH ROOM, bike storage, firepit & ROOF TOP PATIO access! ~!WELCOME HOME!~ YOU won't believe how upgraded this unit is - powered blinds, customs cabinets & MORE...Huge entry, den/flexspace w/windows overlooking open concept space. Gorgeous vinyl plank flooring & quartz countertops. GOURMET KITCHEN w/gas cooktop, wall oven, tall pantries, custom hood & huge island - great for entertaining! SPA ENSUITE off the primary bedroom leads to a huge custom walk in closet, the 2nd bedroom also has a walk in closet w/custom organizers. LET'S NOT FORGET THE LARGE PATIO, & LIFESTYLE THAT GOES WITH IT! CENTRAL AIR CONDITIONING!

Built in 2024

Essential Information

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Price	\$824,702
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,884
Acres	0.00
Year Built	2024
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	310 7471 May Common
Area	Edmonton
Subdivision	Magrath Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0X5

Amenities

Amenities	Air Conditioner, Closet Organizers, Deck, Exercise Room, Party Room, Recreation Room/Centre, Social Rooms, See Remarks
Parking	Parkade, Stall, Underground, See Remarks

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Window Coverings
Heating	Fan Coil, Natural Gas
Fireplace	Yes
Fireplaces	See Remarks
# of Stories	6
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Brick, Hardie Board Siding
Exterior Features	Backs Onto Park/Trees, Flat Site, Landscaped, Park/Reserve, Public Transportation, Ravine View, River Valley View, Shopping Nearby, View City
Roof	Flat
Construction	Wood, Brick, Hardie Board Siding
Foundation	Concrete Perimeter

Additional Information

Date Listed	February 18th, 2025
Days on Market	50
Zoning	Zone 14
Condo Fee	\$760

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