

# \$1,590,000 - 7311 May Common, Edmonton

MLS® #E4420918

**\$1,590,000**

5 Bedroom, 4.50 Bathroom, 3,195 sqft

Single Family on 0.00 Acres

Magrath Heights, Edmonton, AB

Welcome to this gorgeous house located in the heart of Magrath Heights in Edmonton, AB. This Beautiful house features over 4500 sqft of living space on all three levels and comes with 5 bedrooms, 4.5 washrooms and attached TRIPLE GARAGE. This house backs on to ravine and has a walking path behind. As you enter you will see OPEN TO BELOW MEETING/OFFICE area on the left followed by another OPEN TO BELOW LIVING area with FIREPLACE covered with MSI STONE, shelves and cabinetry around it. In the kitchen you will find TWO-TONE custom-cabinets with upgraded gas stove and refrigerator, built in oven, double sink, quartz countertops, extended walk-in pantry and so much more. On the second floor you will find Master Suite with Custom Walk in Closet, 5 piece Ensuite and PRIVATE BALCONY looking onto ravine, 2nd Bedroom with another 4 piece Ensuite and 3rd Bedroom with 4-pc Ensuite as well. In the Basement you will find WET-BAR, Recreational and living area with F/P, 2 additional Bedrooms and another 4-pc bath.

Built in 2014

## Essential Information

MLS® #	E4420918
Price	\$1,590,000



Bedrooms	5
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	3,195
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	7311 May Common
Area	Edmonton
Subdivision	Magrath Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0V7

### **Amenities**

Amenities	Air Conditioner, Carbon Monoxide Detectors, Deck, Wet Bar
Parking	Triple Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Remote Control
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Stucco
Exterior Features	Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, Schools,

	Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	February 9th, 2025
Days on Market	53
Zoning	Zone 14
HOA Fees	239.43
HOA Fees Freq.	Annually

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