

## \$819,900 - 418 7463 May Common, Edmonton

MLS® #E4429810

**\$819,900**

2 Bedroom, 2.00 Bathroom, 1,752 sqft

Condo / Townhouse on 0.00 Acres

Magrath Heights, Edmonton, AB

Luxury Living in Magrath - Incredible Whitemud Creek views! Downsize without compromise in this stunning 4th-floor corner unit located in one of Edmonton's most desirable communities. With over 1,750 sqft. of thoughtfully designed living space, this 2-bedroom + den, 2-bathroom, 2 parking stall + large storage rm condo combines elegance, space, and convenience. Enjoy breathtaking south and southwest views of Whitemud Creek Ravine from your expansive wrap-around deck. The open-concept layout is complemented by high-end finishes, modern fixtures, and premium appliances, including a gas cooktop. Natural light fills the spacious interior, offering both comfort and sophistication. Building amenities include a gym, yoga studio, owners' lounge with chef's kitchen, games room, art/craft studio, bike storage, dog grooming room, and rooftop patio. This is the perfect opportunity for those seeking a luxurious, low-maintenance lifestyle without sacrificing space or quality. Welcome to effortless living in Magrath.

Built in 2020

### Essential Information

MLS® # E4429810

Price \$819,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,752                  |
| Acres          | 0.00                   |
| Year Built     | 2020                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 418 7463 May Common |
| Area        | Edmonton            |
| Subdivision | Magrath Heights     |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6R 0X1             |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, Exercise Room, Fire Pit, Guest Suite, No Animal Home, No Smoking Home, Parking-Extra, Parking-Visitor, Party Room, Patio, Recreation Room/Centre, Secured Parking, Social Rooms, Storage-Locker Room, Natural Gas Stove Hookup, Rooftop Deck/Patio |
| Parking   | Heated, Stall, Underground   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings |
| Heating           | Fan Coil, Natural Gas   |
| # of Stories      | 5   |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|          |                                  |
|----------|----------------------------------|
| Exterior | Wood, Brick, Hardie Board Siding |
|----------|----------------------------------|

|                   |  |
|-------------------|--|
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Golf Nearby, Park/Reserve, Picnic Area, Playground Nearby, Private Setting, Public Transportation, Ravine View, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Hardie Board Siding   |
| Foundation        | Concrete Perimeter   |

### School Information

|            |                        |
|------------|------------------------|
| Elementary | NELLIE CARLSON SCHOOL  |
| Middle     | NELLIE CARLSON SCHOOL  |
| High       | LILLIAN OSBORNE SCHOOL |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 9th, 2025 |
| Days on Market | 10              |
| Zoning         | Zone 14         |
| Condo Fee      | \$734           |

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Listing information last updated on April 19th, 2025 at 2:02am MDT