

# \$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
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Penthouse
Status	Active

## Community Information

Address	113 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., Closet Organizers, Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Extra, 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
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Days on Market	220
Zoning	Zone 14
HOA Fees	225
HOA Fees Freq.	Annually
Condo Fee	\$498

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