

# **\$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 | 60                  |
| Zoning         | Zone 14             |
| Condo Fee      | \$760               |

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Listing information last updated on April 19th, 2025 at 9:32am MDT