

## \$456,800 - 7812 May Link, Edmonton

MLS® #E4428708

**\$456,800**

3 Bedroom, 2.50 Bathroom, 1,519 sqft

Condo / Townhouse on 0.00 Acres

Magrath Heights, Edmonton, AB

Absolutely beautiful & spacious NET ZERO energy efficient townhouse in desirable Larch Park. 3-level 3 bed/2.5 bath home has 9' ceilings, wide plank hardwood, metal spindle railings & granite counters throughout. This stunning kitchen features full height cabinetry, SS appliances, W/I pantry & a large island that is ideal for entertaining. Upstairs are 3 generous sized bedrms incl the primary bedrm w/a walk-in closet & 4 pc ensuite. Add'l 4 pc bath on this level. The lower level has a storage/flex room, utility rm & access to rear drive dbl attached garage. Relax in the summer in your low maintenance yard facing SF homes/trees. This townhome benefits from a Landmark Net Zero construction: solar panels, an ultra-efficient heating & cooling system, 2X8 ext walls w/sprayed insulation, triple-pane windows, & superior ventilation resulting in added comfort & LOW LOW utility bills. The home is walking distance to walking trails & beautiful ravine. Close to shops, amenities, Whitemud Fwy & the Anthony Henday.

Built in 2013

### Essential Information

MLS® # E4428708

Price \$456,800



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,519             |
| Acres          | 0.00              |
| Year Built     | 2013              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 7812 May Link   |
| Area        | Edmonton        |
| Subdivision | Magrath Heights |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6R 0G9         |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Ceiling 9 ft., Closet Organizers, Detectors Smoke, Parking-Visitor, Patio |
| Parking Spaces | 2   |
| Parking        | Double Garage Attached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | See Remarks, Electric   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Partial, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Fenced, Low Maintenance Landscape, Park/Reserve, Playground |

|              |   |
|--------------|---|
|              | Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof         | Vinyl Shingles  |
| Construction | Wood, Vinyl   |
| Foundation   | Concrete Perimeter                                      |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 2nd, 2025 |
| Days on Market | 30              |
| Zoning         | Zone 14         |
| HOA Fees       | 236.25          |
| HOA Fees Freq. | Annually        |
| Condo Fee      | \$440           |

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Listing information last updated on May 2nd, 2025 at 1:32am MDT