

\$579,000 - 7471 May Common, Edmonton

MLS® #E4442516

\$579,000

2 Bedroom, 2.00 Bathroom, 1,138 sqft

Condo / Townhouse on 0.00 Acres

Magrath Heights, Edmonton, AB

QUIET RAVINE LIVING in THE EDGE 2 AT LARCH PARK, a premier apartment-style condo community in Magrath Heights. The WILLOW FLOOR PLAN(1138 SF) offers a comfortable elegant interior that features a stunning entertainer's kitchen, open-concept layout, electric fireplace, spacious closets, A/C, upgraded window coverings, and more. This 2-bedroom, 2-bathroom unit includes 2 titled parking stalls (1 underground, 1 surface) and extra storage. Perfect for empty nesters looking for quiet surroundings with exceptional amenities: OWNER'S LOUNGE, CHEF'S KITCHEN, FITNESS & YOGA STUDIOS, GARDEN, FIRE PIT, GAMES ROOM, ART STUDIO, LIBRARY, BOARD ROOM, THEATRE, GUEST SUITE, DOG PARK & DOG WASH. Relax amidst nature on your 20'™ northeast facing balcony with RAVINE VIEWS OR ON THE ROOFTOP DECK. Owners access to nearby LARCH SANCTUARY TRAILS and a vibrant community convenient to all amenities and Anthony Henday/Whitemud Freeways.

Built in 2024

Essential Information

MLS® # E4442516

Price \$579,000



| | |
|----------------|------------------------|
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,138 |
| Acres | 0.00 |
| Year Built | 2024 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 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, Detectors Smoke, Exercise Room, Fire Pit, Guest Suite, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Secured Parking, Security Door, Storage Cage, Rooftop Deck/Patio |
| Parking Spaces | 2 |
| Parking | Heated, Single Indoor, Stall, Underground, See Remarks |

Interior

| | |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer |
| Heating | Fan Coil, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Tile Surround |
| # of Stories | 4 |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior | Wood, Stone, Hardie Board Siding |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Ravine View, Schools, Shopping Nearby |
| Roof | Flat |
| Construction | Wood, Stone, Hardie Board Siding |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 13th, 2025 |
| Days on Market | 2 |
| Zoning | Zone 14 |
| HOA Fees | 236.25 |
| HOA Fees Freq. | Annually |
| Condo Fee | \$576 |

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Listing information last updated on June 15th, 2025 at 6:47pm MDT