

## \$779,900 - 7212 May Road, Edmonton

MLS® #E4442694

**\$779,900**

5 Bedroom, 3.50 Bathroom, 2,441 sqft

Single Family on 0.00 Acres

Magrath Heights, Edmonton, AB

**OVERSIZED HEATED TRIPLE GARAGE! SECOND KITCHEN! NICELY UPGRADED! LOW MAINTENANCE!** This 2440 sq ft, 5 bed, 3.5 bath Kimberly Homes duplex in desirable Larch Park is packed with value & perfect for the working professionals or those valuing extra driveway space! 9' ceilings greet you throughout the main level, w/ stunning hardwood & tile, gas fireplace w/ windows galore, and beautiful open concept dining / kitchen layout; ideal for entertaining! Chef's kitchen w/ quartz countertops, cabinets for days, gas oven & corner pantry. Functional mudroom w/ laundry room. Upstairs brings 3 large bedrooms, including the massive primary bedroom & luxurious 5 pce ensuite / walk in closet to rival anything on the market! Amazing patio to watch the sunset, spacious bonus room for movie night & 4 pce bath. The basement is fully finished, w/ 9 ft ceilings, vinyl plank flooring, large rec / games room, 2 bedrooms, second kitchen area for extra meal prep, & 3 pce bath. Wood decks for summer BBQ w/ turf in front. A must see!

Built in 2015

### Essential Information

MLS® # E4442694

Price \$779,900



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,441
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	7212 May Road
Area	Edmonton
Subdivision	Magrath Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0V9

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, No Smoking Home, Patio, Vinyl Windows, Wet Bar, See Remarks, 9 ft. Basement Ceiling, Rooftop Deck/Patio
Parking	Heated, Over Sized, Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer, Garage Control, Garage Opener, Hood Fan, Stove-Gas, Washer, Window Coverings, Refrigerators-Two, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Hardie Board Siding
Exterior Features	Back Lane, Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Hardie Board Siding
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 16th, 2025
Days on Market	7
Zoning	Zone 14
HOA Fees	210
HOA Fees Freq.	Annually

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