

\$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

MLS® # E4421952



| | |
|----------------|------------------------|
| 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 | 73 |
| Zoning | Zone 14 |
| Condo Fee | \$879 |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 2nd, 2025 at 6:47am MDT