## \$559,000 - 113 7471 May Common, Edmonton

MLS® #E4404596

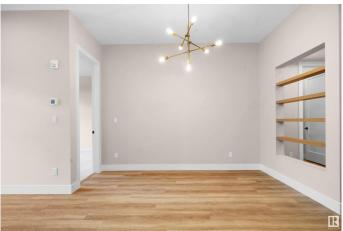
## \$559,000

2 Bedroom, 2.00 Bathroom, 1,134 sqft Condo / Townhouse on 0.00 Acres

Magrath Heights, Edmonton, AB

Live in luxury at the prestigious "The Edge".. Brand new & ready for move in. 2 bedrooms with 2 full bath ground floor unit with 2 parking stalls (surface & underground with storage). With 10' ceilings, many upgrades and a ravine view, this unit is a 10+. Ready for immediate possession. Building comes with all amenities. A gem in SW Edmonton!







Built in 2020

## **Essential Information**

MLS® #	E4404596
Price	\$559,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,134
Acres	0.00
Year Built	2020
Туре	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Penthouse
Status	Active

## **Community Information**

Address	113 7471 May Common
Area	Edmonton

Subdivision City County Province Postal Code	Magrath Heights Edmonton ALBERTA AB T6R 0X5	
Amenities		
Amenities	Air Conditioner, Ceiling 10 ft., Closet Organizers, Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Extra, Parking-Plug-Ins, Parking-Visitor, Storage-Locker Room	
Parking Spaces	2	
Parking	Heated, Parkade, Single Indoor, Underground	
Interior		
Interior Features	ensuite bathroom	
Appliances	Dishwasher-Built-In, Dryer, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer	
Heating	Forced Air-1, Natural Gas	
Fireplace	Yes	
Fireplaces	Insert	
# of Stories	4	
Stories	1	
Has Basement	Yes	
Basement	None, No Basement	
Exterior		
Exterior	Wood, Brick, Fiber Cement	
Exterior Features	Backs Onto Park/Trees, Landscaped, Park/Reserve, Private Setting, Schools, Shopping Nearby, View City	
Roof	Flat	
Construction	Wood, Brick, Fiber Cement	
Foundation	Concrete Perimeter	
School Information		
Elementary	Esther Starkman	
Middle	Nellie Carlson	
High	Lillian Osborne	
Additional Information		

Date Listed September 3rd, 2024

Days on Market	220
Zoning	Zone 14
HOA Fees	225
HOA Fees Freq.	Annually
Condo Fee	\$498

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 April 11th, 2025 at 7:02am MDT