

## \$559,000 - 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
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Penthouse
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, 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
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Days on Market	284
Zoning	Zone 14
HOA Fees	225
HOA Fees Freq.	Annually
Condo Fee	\$498

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