

# \$432,000 - 403 7471 May Common, Edmonton

MLS® #E4418507

**\$432,000**

2 Bedroom, 2.00 Bathroom, 1,034 sqft  
Condo / Townhouse on 0.00 Acres

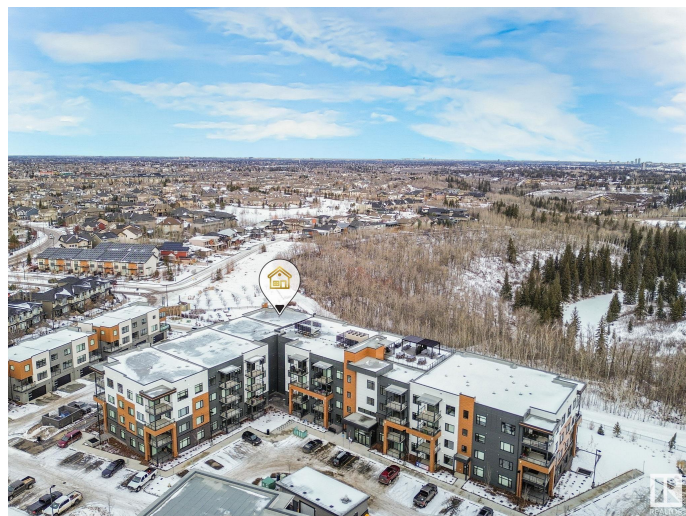
Magrath Heights, Edmonton, AB

BRAND NEW TOP FLOOR, 10 FOOT CEILINGS,FACING EAST,2BED,2BATH,2PARKING STALLS & STORAGE 1 UNDERGROUND STALL,1 SURFACE STALL..SURROUNDED BY WALKIING TRAILS & NATURE & LOADED WITH LUXURIOUS AMENTIES LIKE,FITNESS & YOGA STUDIOS,GARDEN,FIRE PIT,GAMES ROOM,ART STUDIO,LIBRARY,BOARD ROOM,BANQUET ROOM WITH FULL KITCHEN,DOG PARK,AC, DOG WASH & MORE,ALSO HAS A ROOFTOP DECK AVAILABLE . ALL CUSTOM WINDOW COVERING ONE HAS POWER CONTROL.TITLE PARKING STALLS THIS UNIT IS UPGRADED FLOORING APPLIANCES,WINDOW COVERINGS ETC.THIS HOME IS IMMACULATE THU-OUT:ALSO THIS UNIT HAS SOME UPGRADES LIKE FOORING APPLIANCES ETC

Built in 2024

## Essential Information

MLS® #	E4418507
Price	\$432,000
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	1,034
Acres	0.00
Year Built	2024
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	403 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., Deck, Exercise Room, Guest Suite, See Remarks, Storage Cage
Parking Spaces	2
Parking	Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Microwave Hood Fan-Two
Heating	Fan Coil, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Brick, Hardie Board Siding
Exterior Features	Backs Onto Park/Trees, Golf Nearby, Landscaped, Schools, Shopping Nearby
Roof	Flat

Construction Wood, Brick, Hardie Board Siding  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed January 18th, 2025  
Days on Market 79  
Zoning Zone 14  
HOA Fees 236.25  
HOA Fees Freq. Annually  
Condo Fee \$367

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Listing information last updated on April 6th, 2025 at 10:32pm MDT