

# **\$808,800 - 415 7463 May Common, Edmonton**

MLS® #E4443457

**\$808,800**

2 Bedroom, 2.00 Bathroom, 1,729 sqft

Condo / Townhouse on 0.00 Acres

Magrath Heights, Edmonton, AB

Location, Location, Location! RAVINE FACING gorgeous unit with many upgrades throughout! From the moment you walk in you will fall in love with the open floor plan featuring a den and 2 bedrooms, and spacious laundry room. This home shows pride of ownership, quality and elegance. The chef in the family will love the spacious kitchen with tons of storage space, large island, perfect to enjoy your morning coffee and dining area to host family dinners, or entertaining friends. Bright living room with large windows, electric fireplace and AMAZING VIEWS from your deck overlooking Whitemud Creek Ravine. This unit also comes with 2 titled stalls and an enclosed 9x13 storage room. The Edge at Larch Park boasts an incredible amount of amenities for you to enjoy including fitness and yoga, games room, lounge, kitchen, bike storage and a pet spa!! A must to see!!

Built in 2020

## **Essential Information**

MLS® #	E4443457
Price	\$808,800
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,729



Acres	0.00
Year Built	2020
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	415 7463 May Common
Area	Edmonton
Subdivision	Magrath Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0X1

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Exercise Room, Guest Suite, Parking-Extra, Parking-Visitor, Party Room, Patio, Recreation Room/Centre, Secured Parking, Security Door, Social Rooms, Storage-Locker Room
Parking Spaces	2
Parking	Stall, Underground, See Remarks

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, Stove-Induction
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
# of Stories	6
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Fiber Cement
Exterior Features	Backs Onto Park/Trees, Creek, Environmental Reserve, Landscaped,

Picnic Area, Playground Nearby, Private Setting, Public Transportation,  
Ravine View, Schools, Shopping Nearby

Roof	Flat
Construction	Wood, Brick, Fiber Cement
Foundation	Concrete Perimeter

### School Information

Elementary	WilliamIrwin/NellieCarlso
Middle	JosephMacneil/NellieCarlso
High	MMM/LillianOsborne

### Additional Information

Date Listed	June 20th, 2025
Days on Market	15
Zoning	Zone 14
HOA Fees	235.25
HOA Fees Freq.	Annually
Condo Fee	\$819

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