

## \$575,000 - 112 7471 May Common, Edmonton

MLS® #E4460158

**\$575,000**

2 Bedroom, 2.00 Bathroom, 1,134 sqft

Condo / Townhouse on 0.00 Acres

Magrath Heights, Edmonton, AB

Experience elevated urban living in this exceptional unit at the Edge 2 at Larch Park, a premier apartment style condo in Magrath Heights. This Unit offers comfortable elegant interior that features a stunning entertainer's kitchen, open concept layout, electric fireplace, new appliances, spacious closets , A/C, upgraded window coverings with power control, washer/ Dryer and more. This two bedroom, two bathroom unit includes two title parking stalls one underground and one surface and extra storage. Ready to move in for anyone looking for an elegant, quiet surrounding with luxurious amenities: Owner's Lounge, Chef's Kitchen, Fitness & Yoga Studio, Garden Fire Pit, Games Room, Art Studio, Library, Board Room, Theater, Guest Suite, Dog Park & Dog Wash, Amazing Rooftop Deck facing Northeast where you can relax with beautiful ravine views. Owners access to nearby trails. Located in a great community close to all amenities and Anthony Henday and Whitemud Freeway. Must see!

Built in 2024

### Essential Information

MLS® # E4460158

Price \$575,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,134                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 112 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, Detectors Smoke, Exercise Room, Fire Pit, Guest Suite, No Smoking Home, Parking-Visitor, Party Room, Secured Parking, Security Door, Storage Cage, Rooftop Deck/Patio |
| Parking   | Heated, Single Indoor, Stall, Underground, See Remarks                                                                                                                                                                    |

### Interior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                               |
| Appliances        | Dishwasher-Built-In, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Wine/Beverage Cooler |
| Heating           | Fan Coil, Natural Gas                                                                                                          |
| Fireplace         | Yes                                                                                                                            |
| Fireplaces        | Tile Surround                                                                                                                  |
| # of Stories      | 4                                                                                                                              |
| Stories           | 4                                                                                                                              |
| Has Basement      | Yes                                                                                                                            |
| Basement          | None, No Basement                                                                                                              |

### Exterior

|                   |                                                                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Hardie Board Siding                                                                                                                                      |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Ravine View, Schools, Shopping Nearby |
| Roof              | Flat                                                                                                                                                                  |
| Construction      | Wood, Stone, Hardie Board Siding                                                                                                                                      |
| Foundation        | Concrete Perimeter                                                                                                                                                    |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 14                |
| Zoning         | Zone 14           |
| HOA Fees       | 236.25            |
| HOA Fees Freq. | Annually          |
| Condo Fee      | \$576             |

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Listing information last updated on October 15th, 2025 at 4:32pm MDT