

# \$874,702 - 310 7471 May Common, Edmonton

MLS® #E4421952

**\$874,702**

2 Bedroom, 2.00 Bathroom, 1,884 sqft  
Condo / Townhouse on 0.00 Acres

Magrath Heights, Edmonton, AB

OVER A \$100,000 IN UPGRADES...RAVINE FACING!...ALMOST 2000 Sq Ft... 4 PARKING STALLS! (3 UNDERGROUND) ...AWARD WINNING EDGE AT LARCH PARK!...9' CEILINGS... HIGH END AMENITIES: games room, art/craft studio, gym, YOGA STUDIO, chef kitchen/lounge, DOG GROOMING/WASH ROOM, bicycle storage room, fire pit and ROOF TOP PATIO access! ~!WELCOME HOME!~ YOU won't believe how upgraded this unit is, from powered blinds, customs cabinets & MORE...Huge entry, one of a kind den/flexspace w/windows overlooking open concept space. Gorgeous vinyl plank flooring and quartz countertops throughout. GOURMET KITCHEN has gas cooktop, wall oven, tall pantries, gorgeous custom hood and huge island - great for entertaining! SPA ENSUITE off the primary bedroom leads to a huge custom walk in closet, the 2nd bedroom also has a walk in closet w/custom organizers. LET'S NOT FORGET THE LARGE PATIO, AND LIFESTYLE THAT GOES WITH IT! CENTRAL AIR CONDITIONING! MASSIVE STORAGE CAGE.

Built in 2024

## Essential Information

MLS® #	E4421952
Price	\$874,702



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,884
Acres	0.00
Year Built	2024
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	310 7471 May Common
Area	Edmonton
Subdivision	Magrath Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0X5

### Amenities

Amenities	Air Conditioner, Closet Organizers, Deck, Exercise Room, Party Room, Recreation Room/Centre, Social Rooms, See Remarks
Parking	Parkade, Stall, Underground, See Remarks

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Window Coverings
Heating	Fan Coil, Natural Gas
Fireplace	Yes
Fireplaces	See Remarks
# of Stories	6
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Hardie Board Siding
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Exterior Features	Backs Onto Park/Trees, Flat Site, Landscaped, Park/Reserve, Public Transportation, Ravine View, River Valley View, Shopping Nearby, View City
Roof	Flat
Construction	Wood, Brick, Hardie Board Siding
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	February 18th, 2025
Days on Market	24
Zoning	Zone 14
Condo Fee	\$669

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Listing information last updated on March 14th, 2025 at 7:47am MDT