

# \$559,000 - 113 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 | 113 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 |
|-------------|---------------------|

|                |          |
|----------------|----------|
| Days on Market | 219      |
| Zoning         | Zone 14  |
| HOA Fees       | 225      |
| HOA Fees Freq. | Annually |
| Condo Fee      | \$498    |

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Listing information last updated on April 10th, 2025 at 3:47pm MDT