

\$809,900 - 418 7463 May Common, Edmonton

MLS® #E4429810

\$809,900

2 Bedroom, 2.00 Bathroom, 1,752 sqft

Condo / Townhouse on 0.00 Acres

Magrath Heights, Edmonton, AB

Luxury Living in Magrath - Incredible Whitemud Creek views! Downsize without compromise in this stunning 4th-floor corner unit located in one of Edmonton's most desirable communities. With over 1,750 sqft. of thoughtfully designed living space, this 2-bedroom + den, 2-bathroom, 2 parking stall + large storage rm condo combines elegance, space, and convenience. Enjoy breathtaking south and southwest views of Whitemud Creek Ravine from your expansive wrap-around deck. The open-concept layout is complemented by high-end finishes, modern fixtures, and premium appliances, including a gas cooktop. Natural light fills the spacious interior, offering both comfort and sophistication. Building amenities include a gym, yoga studio, owners' lounge with chef's kitchen, games room, art/craft studio, bike storage, dog grooming room, and rooftop patio. This is the perfect opportunity for those seeking a luxurious, low-maintenance lifestyle without sacrificing space or quality. Welcome to effortless living in Magrath.

Built in 2020

Essential Information

MLS® # E4429810

Price \$809,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,752
Acres	0.00
Year Built	2020
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	418 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, Exercise Room, Fire Pit, Guest Suite, No Animal Home, No Smoking Home, Parking-Extra, Parking-Visitor, Party Room, Patio, Recreation Room/Centre, Secured Parking, Social Rooms, Storage-Locker Room, Natural Gas Stove Hookup, Rooftop Deck/Patio
Parking	Heated, Stall, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings
Heating	Fan Coil, Natural Gas
# of Stories	5
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Brick, Hardie Board Siding
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Exterior Features	Airport Nearby, Backs Onto Park/Trees, Golf Nearby, Park/Reserve, Picnic Area, Playground Nearby, Private Setting, Public Transportation, Ravine View, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Hardie Board Siding
Foundation	Concrete Perimeter

School Information

Elementary	NELLIE CARLSON SCHOOL
Middle	NELLIE CARLSON SCHOOL
High	LILLIAN OSBORNE SCHOOL

Additional Information

Date Listed	April 9th, 2025
Days on Market	41
Zoning	Zone 14
Condo Fee	\$734

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