

# \$824,702 - 310 7471 May Common, Edmonton

MLS® #E4421952

**\$824,702**

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... 2 TITLED PARKING STALLS (One Underground w/275 SqFt storage cage, One Above Ground) w/option to purchase 2 additional underground stalls w/huge storage cage in Edge Building 1...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, bike storage, firepit & ROOF TOP PATIO access! ~!WELCOME HOME!~ YOU won't believe how upgraded this unit is - powered blinds, customs cabinets & MORE...Huge entry, den/flexspace w/windows overlooking open concept space. Gorgeous vinyl plank flooring & quartz countertops. GOURMET KITCHEN w/gas cooktop, wall oven, tall pantries, custom hood & 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, & LIFESTYLE THAT GOES WITH IT! CENTRAL AIR CONDITIONING!

Built in 2024

## Essential Information

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Price	\$824,702
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
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	45
Zoning	Zone 14
Condo Fee	\$669

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