# \$609,000 - 111 7463 May Common, Edmonton

MLS® #E4427008

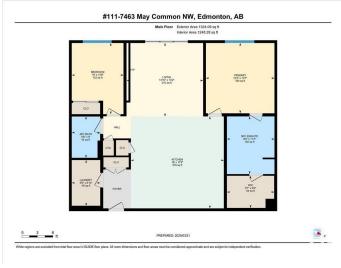
### \$609,000

2 Bedroom, 2.00 Bathroom, 1,248 sqft Condo / Townhouse on 0.00 Acres

Magrath Heights, Edmonton, AB

Enjoy the morning sunrise on this RAVINE FACING unit and walk straight onto the fenced grass property from your patio. The "Bloom" floorplan offers 1,248 sq ft (building plan 1,310 sq ft) of luxury! HIGH END FINISHING is evident as you enter the open concept 2 bedroom, 2 bathroom IMMACULATE home. Features include soaring 10' ceilings, quartz countertops, vinyl plank flooring throughout, GOURMET KITCHEN with an abundance of cabinets and slide out drawers, stainless steel appliances (including a gas cooktop), power Hunter Douglas DuoLite blinds, spa like ensuite with glass enclosed walk in shower, massive primary walk in closet. 1 titled oversized underground parking stall w/storage cage and 1 titled surface stall are included! This fabulous LIFESTYLE PROPERTY is guaranteed to impress along with its UNPARALLELED AMENITIES. Don't miss out on this unit in the highly sought after Edge at Larch Park!







Built in 2020

### **Essential Information**

MLS® #	E4427008
Price	\$609,000
Bedrooms	2
Bathrooms	2.00

Square Footage 1,248	
Acres 0.00	
Year Built 2020	
Type Condo / Townhouse	
Sub-Type Lowrise Apartment	
Style Single Level Apartmen	t
Status Active	

# **Community Information**

Address	111 7463 May Common	
Area	Edmonton	
Subdivision	Magrath Heights	
City	Edmonton	
County	ALBERTA	
Province	AB	
Postal Code	T6R 0X1	
Amenities		
Amenities	Air Conditioner, Ceiling 10 ft., Clos Exercise Room, Eire Pit, Quest Suit	

- Amenities Air Conditioner, Ceiling 10 ft., Closet Organizers, Detectors Smoke, Exercise Room, Fire Pit, Guest Suite, No Animal Home, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Party Room, Patio, Secured Parking, Security Door, Social Rooms, Sprinkler System-Fire, Storage Cage, Natural Gas BBQ Hookup, Rooftop Deck/Patio
- Parking Heated, Stall, Underground, See Remarks

## Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator,
	Stove-Countertop Gas, Washer, Window Coverings, TV Wall Mount
Heating	Fan Coil, Natural Gas
# of Stories	6
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Metal, Stone, Hardie Board Siding
Exterior Features	Backs Onto Park/Trees, Environmental Reserve, Flat Site, Golf Nearby,
	Landscaped, Park/Reserve, Playground Nearby, Public Transportation,

	Ravine View, Schools, Shopping Nearby
Roof	Flat
Construction	Wood, Metal, Stone, Hardie Board Siding
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 22nd, 2025
Days on Market	39
Zoning	Zone 14
HOA Fees	236.25
HOA Fees Freq.	Annually
Condo Fee	\$536

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Listing information last updated on April 30th, 2025 at 5:02pm MDT