

## \$825,000 - 7358 May Common, Edmonton

MLS® #E4435347

**\$825,000**

3 Bedroom, 2.50 Bathroom, 1,543 sqft

Single Family on 0.00 Acres

Magrath Heights, Edmonton, AB

LOCATION - Across from the RAVINE/walking trails! Executive half duplex BUNGALOW located in a quiet keyhole cul-de-sac located in the sought after MAGRATH HEIGHTS neighborhood. This open design has 3 bedrooms + a den, 3 bathrooms, 2 fire places & main floor laundry. This layout is perfect for those who entertain, kitchen is open to the living & dining area & includes granite counters, corner pantry, feature wall, lots of cupboards & a large island. Patio doors lead to a large no maintenance deck. Large primary bedroom has a fireplace, large walk in closet, soaker tub, 2 sinks & a large shower. The basement has two large bedrooms, family room, wet bar, a games area & storage room. Garage has metal cabinets sealed floor & drain. Built to GREENBUILT certification level & includes: HE furnace, HWT, tripleE glass, HRV, Extra insulation, LED lighting. This is not a condo association the 10 owners in the cul-de-sac are part of an HOA- They work together to reduce cost of lawn & snow removal approx \$126/mth.

Built in 2014

### Essential Information

MLS® # E4435347

Price \$825,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,543
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	7358 May Common
Area	Edmonton
Subdivision	Magrath Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0V7

### Amenities

Amenities	On Street Parking, Ceiling 9 ft., Closet Organizers, Deck, Front Porch, No Animal Home, No Smoking Home, Sprinkler Sys-Underground, Wet Bar, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Gas, Vacuum Systems, Washer, Water Softener
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Double Sided
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Cul-De-Sac, Golf Nearby, Landscaped, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Private Setting, Public Transportation, Shopping Nearby, Ski Hill Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 8th, 2025
Days on Market	37
Zoning	Zone 14
HOA Fees	236.25
HOA Fees Freq.	Annually

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