

## \$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
----------	----------------------------------

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	49
Zoning	Zone 14
Condo Fee	\$734

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 28th, 2025 at 1:32pm MDT