

\$614,900 - 112 7463 May Common, Edmonton

MLS® #E4449216

\$614,900

2 Bedroom, 2.00 Bathroom, 1,259 sqft
Condo / Townhouse on 0.00 Acres

Magrath Heights, Edmonton, AB

Ravine facing condo along Whitemud Creek. Model upgrades premium vinyl plank, laundry rm cabs w/quartz counter, kitchen coffee/tea station w/quartz counter + pull-out drawers & waste centre, power Hunter Douglas blinds w/3 remotes, custom drapery, high-end ss appls w/gas cooktop & wall oven (6mths old), electrical upgrades & primary closet organizer. 10ft ceilings & 8ft doors, spacious kitchen w/plenty of storage & large island, in-suite laundry w/drying rack, master w/spa ensuite, walk-in closet & 55" TV, additional br off 4pc powder rm. Livrm has tile feature wall w/electric fp, 75" TV & Sonos system-6 speakers, sound bar & sub. Enjoy the view on 16x10 concrete patio w/natural gas. Titled underground parking & 9x7 storage cage fitted w/3 shelving units, carpet mats & privacy tarps. Pet friendly complex w/executive amenities: Bike Storage, Pet Spa, Chef's Kitchen, Firepit, Lounge, Fitness Centre, Yoga Studio. Games Rm, Craft Rm, Library, Meditation Rm, Conference Rm, Dog Park, Rooftop Patio (in 7471).

Built in 2020

Essential Information

MLS® #	E4449216
Price	\$614,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,259
Acres	0.00
Year Built	2020
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	112 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., Closet Organizers, Dog Run-Fenced In, Exercise Room, Fire Pit, Guest Suite, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Recreation Room/Centre, Secured Parking, Security Door, Social Rooms, Sprinkler System-Fire, Storage-Locker Room, Storage Cage, Natural Gas BBQ Hookup, Rooftop Deck/Patio
Parking Spaces	1
Parking	Front Drive Access, Heated, Parkade, Single Indoor, Underground
Is Waterfront	Yes

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Household Goods Included, Intercom, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Gas, Washer, TV Wall Mount, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Tile Surround

# of Stories	6
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Brick, Fiber Cement
Exterior Features	Backs Onto Park/Trees, Creek, Environmental Reserve, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Private Setting, Public Transportation, Ravine View, Shopping Nearby
Roof	Flat
Construction	Wood, Brick, Fiber Cement
Foundation	Concrete Perimeter

School Information

Elementary	Nellie Carlson School
Middle	Archbishop Joseph MacNeil
High	Lillian Osborne

Additional Information

Date Listed	July 23rd, 2025
Days on Market	11
Zoning	Zone 14
HOA Fees	236.25
HOA Fees Freq.	Annually
Condo Fee	\$591

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 August 3rd, 2025 at 2:32pm MDT