

# \$849,000 - 408 7463 May Common, Edmonton

MLS® #E4451840

**\$849,000**

2 Bedroom, 2.00 Bathroom, 1,725 sqft

Condo / Townhouse on 0.00 Acres

Magrath Heights, Edmonton, AB

Experience Unrivaled Luxury and Ravine Living in this stunning 1,700+ sqft. condo, perfectly positioned with rare Southeast Whitemud Creek Ravine views. Located in prestigious Magrath Heights at Edge at Larch Park, this immaculate, pet-free home features 2 spacious bedrooms, a versatile office/den, 2 full baths, 9'™ ceilings, and a gourmet kitchen with a large island, gas cooktop, and wall oven. Relax in the bright living room with its stylish fireplace, or step out onto the expansive balcony for peaceful ravine scenery. The primary suite boasts a walk-in closet and spa-like ensuite, while the second bedroom also has a walk-in closet. Enjoy 2 underground parking stalls (a \$25,000 EV charging station upgrade) and a large storage room for added convenience. World-class building amenities include a Chef's Kitchen & Lounge, yoga and meditation rooms, art/craft spaces, library, conference room, pet wash, and outdoor firepit. Incredible opportunity—luxury, comfort, and nature await!

Built in 2020

## Essential Information

MLS® # E4451840

Price \$849,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,725                  |
| Acres          | 0.00                   |
| Year Built     | 2020                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 408 7463 May Common |
| Area        | Edmonton            |
| Subdivision | Magrath Heights     |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6R 0X1             |

### Amenities

|                |                                                                                               |
|----------------|-----------------------------------------------------------------------------------------------|
| Amenities      | Dog Run-Fenced In, Fire Pit, Guest Suite, No Animal Home, No Smoking Home, Rooftop Deck/Patio |
| Parking Spaces | 2                                                                                             |
| Parking        | Underground                                                                                   |

### Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                       |
| # of Stories      | 6                                                                                                               |
| Stories           | 1                                                                                                               |
| Has Basement      | Yes                                                                                                             |
| Basement          | None, No Basement                                                                                               |

### Exterior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                     |
| Exterior Features | Playground Nearby, Public Transportation, Ravine View, Schools, Shopping Nearby, Ski Hill Nearby |

|              |                  |
|--------------|------------------|
| Roof         | Asphalt Shingles |
| Construction | Wood, Stucco     |
| Foundation   | Slab             |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 31               |
| Zoning         | Zone 14          |
| HOA Fees       | 236.25           |
| HOA Fees Freq. | Annually         |
| Condo Fee      | \$849            |

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Listing information last updated on September 8th, 2025 at 4:32am MDT