

## \$539,950 - 7448 May Common, Edmonton

MLS® #E4458339

**\$539,950**

4 Bedroom, 3.50 Bathroom, 1,519 sqft

Single Family on 0.00 Acres

Magrath Heights, Edmonton, AB

Executive townhome in prestigious Magrath Heights with NO CONDO FEES, built by Kimberly Homes, offering 1,500 sq ft of stylish living with 4 bedrooms & 3.5 baths. The main floor features hardwood floors, SOARING CEILINGS, a modern fireplace, and HUGE WINDOWS that flood the space with natural light. The gourmet kitchen boasts QUARTZ COUNTERTOPS, a NEW GAS STOVE & DISHWASHER, and flows into the bright dining area overlooking the yard. Enjoy the convenience of the main floor laundry. Upstairs, you'll find 3 bedrooms, including a serene PRIMARY RETREAT WITH A STANDALONE TUB, DUAL SINKS & SEPARATE SHOWER. The fully finished basement offers a bedroom, 3-piece bath, recreation area, and ample storage. Entertain with SURROUND SPEAKERS throughout the home and backyard. The private yard oasis offers a deck, BBQ gas line, stone patio, OUTDOOR FOUNTAIN & double garage. Ideally located in Larch Park, steps from Blackmud Ravine trails, community gardens & schools.

Built in 2013

### Essential Information

MLS® # E4458339

Price \$539,950



|                |                      |
|----------------|----------------------|
| Bedrooms       | 4                    |
| Bathrooms      | 3.50                 |
| Full Baths     | 3                    |
| Half Baths     | 1                    |
| Square Footage | 1,519                |
| Acres          | 0.00                 |
| Year Built     | 2013                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 7448 May Common |
| Area        | Edmonton        |
| Subdivision | Magrath Heights |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6R 0V2         |

### Amenities

|           |                                |
|-----------|--------------------------------|
| Amenities | Ceiling 9 ft., No Smoking Home |
| Parking   | Double Garage Detached         |

### Interior

|                   |                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                        |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                     |
| Fireplaces        | Insert                                                                                                                                                  |
| Stories           | 3                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                     |
| Basement          | Full, Finished                                                                                                                                          |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Back Lane, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Paved Lane, Playground Nearby, Schools, Shopping Nearby, Treed Lot |
| Roof              | Asphalt Shingles                                                                                                                          |
| Construction      | Wood, Stone, Vinyl                                                                                                                        |
| Foundation        | Concrete Perimeter                                                                                                                        |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 10                   |
| Zoning         | Zone 14              |
| HOA Fees       | 225                  |
| HOA Fees Freq. | Annually             |

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Listing information last updated on September 28th, 2025 at 2:47am MDT