\$432,000 - 403 7471 May Common, Edmonton

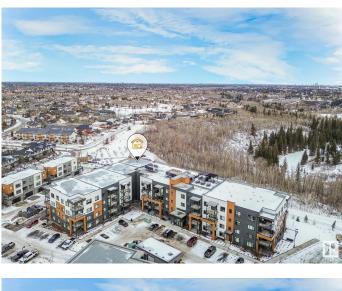
MLS® #E4418507

\$432,000

2 Bedroom, 2.00 Bathroom, 1,034 sqft Condo / Townhouse on 0.00 Acres

Magrath Heights, Edmonton, AB

BRAND NEW TOP FLOOR, 10 FOOT CEILINGS, FACING EAST,2BED,2BATH,2PARKING STALLS & STORAGE 1 UNDERGROUND STALL,1 SURFACE STALL..SURROUNDED BY WALKIING TRAILS & NATURE & LOADED WITH LUXURIOUS AMENTIES LIKE, FITNESS & YOGA STUDIOS, GARDEN, FIRE PIT, GAMES ROOM, ART STUDIO, LIBRARY, BOARD ROOM, BANQUET ROOM WITH FULL KITCHEN, DOG PARK, AC, DOG WASH & MORE, ALSO HAS A ROOFTOP DECK AVAILABLE . ALL CUSTOM WINDOW COVERING ONE HAS POWER CONTROL.TITLE PARKING STALLS THIS UNIT IS UPGRADED FLOORING APPLIANCES, WINDOW COVERINGS ETC.THIS HOME IS IMMACULATE THU-OUT: ALSO THIS UNIT HAS SOME **UPGRADES LIKE FOORING APPLIANCES** ETC







Built in 2024

Essential Information

| MLS® # | E4418507 |
|-----------|-----------|
| Price | \$432,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |

| Full Baths | 2 |
|----------------|------------------------|
| Square Footage | 1,034 |
| Acres | 0.00 |
| Year Built | 2024 |
| Туре | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| - | |
|-------------------|--|
| Address | 403 7471 May Common |
| Area | Edmonton |
| Subdivision | Magrath Heights |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6R 0X5 |
| Amenities | |
| Amenities | Air Conditioner, Ceiling 10 ft., Deck, Exercise Room, Guest Suite, See Remarks, Storage Cage |
| Parking Spaces | 2 |
| Parking | Underground |
| Interior | |
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Microwave Hood Fan-Two |
| Heating | Fan Coil, Natural Gas |
| # of Stories | 4 |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |
| Exterior | |
| Exterior | Wood, Brick, Hardie Board Siding |
| Exterior Features | Backs Onto Park/Trees, Golf Nearby, Landscaped, Schools, Shopping Nearby |
| D (| — |

Roof Flat

| Construction | Wood, Brick, Hardie Board Siding |
|--------------|----------------------------------|
| Foundation | Concrete Perimeter |

Additional Information

| Date Listed | January 18th, 2025 |
|----------------|--------------------|
| Days on Market | 76 |
| Zoning | Zone 14 |
| HOA Fees | 236.25 |
| HOA Fees Freq. | Annually |
| Condo Fee | \$367 |

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 April 4th, 2025 at 11:02am MDT