

\$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

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|------------|------------------------|
| Elementary | NELLIE CARLSON SCHOOL |
| Middle | NELLIE CARLSON SCHOOL |
| High | LILLIAN OSBORNE SCHOOL |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 9th, 2025 |
| Days on Market | 36 |
| Zoning | Zone 14 |
| Condo Fee | \$734 |

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Listing information last updated on May 15th, 2025 at 6:17am MDT