

\$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 WALKING TRAILS & NATURE & LOADED WITH LUXURIOUS AMENITIES 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 THRU-OUT: ALSO THIS UNIT HAS SOME UPGRADES LIKE FLOORING APPLIANCES ETC. THIS UNIT IS VERY LARGE 1034 SQ FT 2 BEDROOM. NICE MORNING SUN IN THE MORNING FROM FACING EAST AND THE DECK GETS ALSO GETS SUN FROM THE SOUTH, CONDO FEE FOR UNDERGROUND & SURFACE PARKING STALL IS \$106.16 PER MONTH

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
Type	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, See Remarks

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
Roof	Flat
Construction	Wood, Brick, Hardie Board Siding
Foundation	Concrete Perimeter

Additional Information

Date Listed	January 18th, 2025
Days on Market	87
Zoning	Zone 14
HOA Fees	236.25
HOA Fees Freq.	Annually
Condo Fee	\$425

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