

# **\$595,000 - 317 7471 May Common, Edmonton**

MLS® #E4432208

**\$595,000**

2 Bedroom, 2.00 Bathroom, 1,294 sqft  
Condo / Townhouse on 0.00 Acres

Magrath Heights, Edmonton, AB

Discover an exceptional corner unit that redefines urban living. This impressive 2-bed, 2-bath condo offers stunning views and premium features designed for modern lifestyles. With 9-foot ceilings and luxury vinyl plank flooring, the space feels expansive and elegant. The kitchen is a showstopper, featuring quartz countertops, high-end appliances and open-concept design. The building boasts incredible amenities that elevate everyday living. Residents can enjoy a gourmet kitchen and lounge area, fitness & yoga studios, roof top patio, games room, art studio, library, fire pit, fenced dog park and dog wash station for your furry companions. Located near scenic walking trails, this property provides convenience and connection to nature. The condo comes with two titled parking spots - one underground with storage and another surface spot. By choosing this low-maintenance lifestyle, you'll free up time to pursue passions and enjoy an exceptional living experience in the vibrant Magrath Heights community.

Built in 2024

## **Essential Information**

MLS® #	E4432208
Price	\$595,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,294
Acres	0.00
Year Built	2024
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	317 7471 May Common
Area	Edmonton
Subdivision	Magrath Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0X5

### Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Detectors Smoke, Exercise Room, Fire Pit, No Smoking Home, Parking-Visitor, Party Room, Patio, Recreation Room/Centre, Social Rooms, Storage-In-Suite, Storage Cage, Rooftop Deck/Patio
Parking Spaces	2
Parking	Heated, Parkade, Stall, Underground, See Remarks

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Stove-Countertop Gas, Washer, Window Coverings
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
# of Stories	4
Stories	1
Has Basement	Yes

Basement                      None, No Basement

**Exterior**

Exterior                      Wood, Hardie Board Siding

Exterior Features      Airport Nearby, Backs Onto Park/Trees, Golf Nearby, Landscaped, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby

Roof                          Flat

Construction              Wood, Hardie Board Siding

Foundation                Concrete Perimeter

**Additional Information**

Date Listed                April 23rd, 2025

Days on Market        55

Zoning                      Zone 14

HOA Fees                  236.25

HOA Fees Freq.        Annually

Condo Fee                \$637

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