

## \$614,900 - 112 7463 May Common, Edmonton

MLS® #E4449216

**\$614,900**

2 Bedroom, 2.00 Bathroom, 1,259 sqft  
Condo / Townhouse on 0.00 Acres

Magrath Heights, Edmonton, AB

Ravine facing condo along Whitemud Creek. Model upgrades premium vinyl plank, laundry rm cabs w/quartz counter, kitchen coffee/tea station w/quartz counter + pull-out drawers & waste centre, power Hunter Douglas blinds w/3 remotes, custom drapery, high-end ss appls w/gas cooktop & wall oven (6mths old), electrical upgrades & primary closet organizer. 10ft ceilings & 8ft doors, spacious kitchen w/plenty of storage & large island, in-suite laundry w/drying rack, master w/spa ensuite, walk-in closet & 55" TV, additional br off 4pc powder rm. Livrm has tile feature wall w/electric fp, 75" TV & Sonos system-6 speakers, sound bar & sub. Enjoy the view on 16x10 concrete patio w/natural gas. Titled underground parking & 9x7 storage cage fitted w/3 shelving units, carpet mats & privacy tarps. Pet friendly complex w/executive amenities: Bike Storage, Pet Spa, Chef's Kitchen, Firepit, Lounge, Fitness Centre, Yoga Studio. Games Rm, Craft Rm, Library, Meditation Rm, Conference Rm, Dog Park, Rooftop Patio (in 7471).

Built in 2020

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4449216  |
| Price  | \$614,900 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,259                  |
| Acres          | 0.00                   |
| Year Built     | 2020                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 112 7463 May Common |
| Area        | Edmonton            |
| Subdivision | Magrath Heights     |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6R 0X1             |

### Amenities

|                |                                                                                                                                                                                                                                                                                                                                                  |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 10 ft., Closet Organizers, Dog Run-Fenced In, Exercise Room, Fire Pit, Guest Suite, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Recreation Room/Centre, Secured Parking, Security Door, Social Rooms, Sprinkler System-Fire, Storage-Locker Room, Storage Cage, Natural Gas BBQ Hookup, Rooftop Deck/Patio |
| Parking Spaces | 1                                                                                                                                                                                                                                                                                                                                                |
| Parking        | Front Drive Access, Heated, Parkade, Single Indoor, Underground                                                                                                                                                                                                                                                                                  |
| Is Waterfront  | Yes                                                                                                                                                                                                                                                                                                                                              |

### Interior

|                   |                                                                                                                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                              |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Household Goods Included, Intercom, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Gas, Washer, TV Wall Mount, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                                                                                                           |
| Fireplaces        | Glass Door, Tile Surround                                                                                                                                                                                                                     |

|              |                   |
|--------------|-------------------|
| # of Stories | 6                 |
| Stories      | 1                 |
| Has Basement | Yes               |
| Basement     | None, No Basement |

### Exterior

|                   |                                                                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Fiber Cement                                                                                                                                                           |
| Exterior Features | Backs Onto Park/Trees, Creek, Environmental Reserve, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Private Setting, Public Transportation, Ravine View, Shopping Nearby |
| Roof              | Flat                                                                                                                                                                                |
| Construction      | Wood, Brick, Fiber Cement                                                                                                                                                           |
| Foundation        | Concrete Perimeter                                                                                                                                                                  |

### School Information

|            |                           |
|------------|---------------------------|
| Elementary | Nellie Carlson School     |
| Middle     | Archbishop Joseph MacNeil |
| High       | Lillian Osborne           |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 23rd, 2025 |
| Days on Market | 11              |
| Zoning         | Zone 14         |
| HOA Fees       | 236.25          |
| HOA Fees Freq. | Annually        |
| Condo Fee      | \$591           |

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Listing information last updated on August 3rd, 2025 at 3:47pm MDT