

# \$559,000 - 113 7471 May Common, Edmonton

MLS® #E4404596

**\$559,000**

2 Bedroom, 2.00 Bathroom, 1,134 sqft  
Condo / Townhouse on 0.00 Acres

Magrath Heights, Edmonton, AB

Live in luxury at the prestigious "The Edge"..  
Brand new & ready for move in. 2 bedrooms  
with 2 full bath ground floor unit with 2 parking  
stalls (surface & underground with storage).  
With 10' ceilings, many upgrades and a ravine  
view, this unit is a 10+. Ready for immediate  
possession. Building comes with all amenities.  
A gem in SW Edmonton!

Built in 2020

## Essential Information

MLS® #	E4404596
Price	\$559,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,134
Acres	0.00
Year Built	2020
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Penthouse
Status	Active

## Community Information

Address	113 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., Closet Organizers, Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Extra, Parking-Plug-Ins, Parking-Visitor, Storage-Locker Room  
Parking Spaces 2  
Parking Heated, Parkade, Single Indoor, Underground

### **Interior**

Interior Features ensuite bathroom  
Appliances Dishwasher-Built-In, Dryer, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer  
Heating Forced Air-1, Natural Gas  
Fireplace Yes  
Fireplaces Insert  
# of Stories 4  
Stories 1  
Has Basement Yes  
Basement None, No Basement

### **Exterior**

Exterior Wood, Brick, Fiber Cement  
Exterior Features Backs Onto Park/Trees, Landscaped, Park/Reserve, Private Setting, Schools, Shopping Nearby, View City  
Roof Flat  
Construction Wood, Brick, Fiber Cement  
Foundation Concrete Perimeter

### **School Information**

Elementary Esther Starkman  
Middle Nellie Carlson  
High Lillian Osborne

### **Additional Information**

Date Listed September 3rd, 2024

Days on Market	190
Zoning	Zone 14
HOA Fees	225
HOA Fees Freq.	Annually
Condo Fee	\$498

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