\$432,000 - 403 7471 May Common, Edmonton

MLS® #E4418507

\$432,000

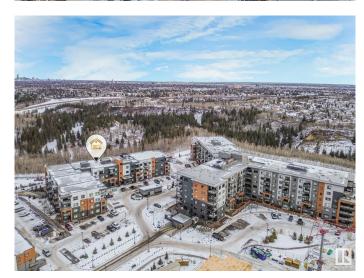
2 Bedroom, 2.00 Bathroom, 1,034 sqft Condo / Townhouse on 0.00 Acres

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 WALKIING TRAILS & NATURE & LOADED WITH LUXURIOUS AMENTIES 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 FOORING 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 \$91.77 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 82

Zoning Zone 14 HOA Fees 236.25 HOA Fees Freq. Annually

Condo Fee \$367

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Listing information last updated on April 10th, 2025 at 6:02pm MDT