

# \$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	214
Zoning	Zone 14
HOA Fees	225
HOA Fees Freq.	Annually
Condo Fee	\$498

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 4th, 2025 at 10:32pm MDT