

\$575,000 - 112 7471 May Common, Edmonton

MLS® #E4460158

\$575,000

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

Magrath Heights, Edmonton, AB

Experience elevated urban living in this exceptional unit at the Edge 2 at Larch Park, a premier apartment style condo in Magrath Heights. This Unit offers comfortable elegant interior that features a stunning entertainer's kitchen, open concept layout, electric fireplace, new appliances, spacious closets , A/C, upgraded window coverings with power control, washer/ Dryer and more. This two bedroom, two bathroom unit includes two title parking stalls one underground and one surface and extra storage. Ready to move in for anyone looking for an elegant, quiet surrounding with luxurious amenities: Owner's Lounge, Chef's Kitchen, Fitness & Yoga Studio, Garden Fire Pit, Games Room, Art Studio, Library, Board Room, Theater, Guest Suite, Dog Park & Dog Wash, Amazing Rooftop Deck facing Northeast where you can relax with beautiful ravine views. Owners access to nearby trails. Located in a great community close to all amenities and Anthony Henday and Whitemud Freeway. Must see!

Built in 2024

Essential Information

MLS® #	E4460158
Price	\$575,000
Bedrooms	2



Bathrooms	2.00
Full Baths	2
Square Footage	1,134
Acres	0.00
Year Built	2024
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	112 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, Detectors Smoke, Exercise Room, Fire Pit, Guest Suite, No Smoking Home, Parking-Visitor, Party Room, Secured Parking, Security Door, Storage Cage, Rooftop Deck/Patio
Parking	Heated, Single Indoor, Stall, Underground, See Remarks

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Wine/Beverage Cooler
Heating	Fan Coil, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Stone, Hardie Board Siding
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Ravine View, Schools, Shopping Nearby
Roof	Flat
Construction	Wood, Stone, Hardie Board Siding
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 1st, 2025
Days on Market	33
Zoning	Zone 14
HOA Fees	236.25
HOA Fees Freq.	Annually
Condo Fee	\$576

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