

## \$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 WALKING TRAILS & NATURE & LOADED WITH LUXURIOUS AMENITIES 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 FLOORING 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 \$106.16 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 | 91                 |
| Zoning         | Zone 14            |
| HOA Fees       | 236.25             |
| HOA Fees Freq. | Annually           |
| Condo Fee      | \$425              |

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Listing information last updated on April 19th, 2025 at 9:17am MDT