

# \$579,000 - 114 7471 May Common, Edmonton

MLS® #E4442516

**\$579,000**

2 Bedroom, 2.00 Bathroom, 1,138 sqft

Condo / Townhouse on 0.00 Acres

Magrath Heights, Edmonton, AB

QUIET RAVINE LIVING in THE EDGE 2 AT LARCH PARK, a premier apartment-style condo community in Magrath Heights. The WILLOW FLOOR PLAN(1138 SF) offers a comfortable elegant interior that features a stunning entertainer's kitchen, open-concept layout, electric fireplace, spacious closets, A/C, upgraded window coverings, and more. This 2-bedroom, 2-bathroom unit includes 2 titled parking stalls (1 underground, 1 surface) and extra storage. Perfect for empty nesters looking for quiet surroundings with exceptional amenities: OWNER'S LOUNGE, CHEF'S KITCHEN, FITNESS & YOGA STUDIOS, GARDEN, FIRE PIT, GAMES ROOM, ART STUDIO, LIBRARY, BOARD ROOM, THEATRE, GUEST SUITE, DOG PARK & DOG WASH. Relax amidst nature on your 20'™ northeast facing balcony with RAVINE VIEWS OR ON THE ROOFTOP DECK. Owners access to nearby LARCH SANCTUARY TRAILS and a vibrant community convenient to all amenities and Anthony Henday/Whitemud Freeways.

Built in 2024

## Essential Information

MLS® # E4442516

Price \$579,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,138
Acres	0.00
Year Built	2024
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	114 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 Animal Home, No Smoking Home, Parking-Visitor, Party Room, Secured Parking, Security Door, Storage Cage, Rooftop Deck/Patio
Parking Spaces	2
Parking	Heated, Single Indoor, Stall, Underground, See Remarks

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer
Heating	Fan Coil, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
# of Stories	4
Stories	1
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	June 13th, 2025
Days on Market	7
Zoning	Zone 14
HOA Fees	236.25
HOA Fees Freq.	Annually
Condo Fee	\$576

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