

## \$459,000 - 402 7463 May Common, Edmonton

MLS® #E4449164

**\$459,000**

2 Bedroom, 2.00 Bathroom, 1,100 sqft

Condo / Townhouse on 0.00 Acres

Magrath Heights, Edmonton, AB

Live Elevated in The Edge at an Affordable Price. Welcome to SW Edmonton's most exclusive condo building, perched on the ravine in prestigious Larch Park. This stunning 2 bed, 2 bathroom suite is 1100 sq ft of refined living with ravine and skyline views from your 4th-floor balcony. The kitchen is an absolute standout with gorgeous sage green cabinetry (2025's trendiest hue!), upgraded black stainless steel appliances, and a HUGE island/built-in dining table PLUS built-in bar. The bedrooms are spacious and the bathrooms are truly impressive in both size and design. Air-conditioned and includes underground parking with a storage cage. The Edge boasts exceptional amenities: chef's kitchen, lounge (for gathering or playing cards), gym, yoga studio, library, boardroom, games room (pool, ping pong & a sports viewing area), guest suites, fire pit and rooftop deck... to name a few. You may as well be on a cruise! A fabulous unit in a highly desirable building with all you need to live life luxuriously.

Built in 2020

### Essential Information

MLS® # E4449164

Price \$459,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,100                  |
| Acres          | 0.00                   |
| Year Built     | 2020                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 402 7463 May Common |
| Area        | Edmonton            |
| Subdivision | Magrath Heights     |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6R 0X1             |

### Amenities

|           |                                                                                                                                                                                                                                                         |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Bar, Ceiling 9 ft., Deck, Dog Run-Fenced In, Exercise Room, Fire Pit, Guest Suite, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Security Door, Social Rooms, Storage Cage, Natural Gas BBQ Hookup, Rooftop Deck/Patio |
| Parking   | Heated, Underground                                                                                                                                                                                                                                     |

### Interior

|                   |                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                      |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount |
| Heating           | Fan Coil, Forced Air-1, Natural Gas                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                   |
| Fireplaces        | Tile Surround                                                                                                                                         |
| # of Stories      | 6                                                                                                                                                     |
| Stories           | 1                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                   |
| Basement          | None, No Basement                                                                                                                                     |

**Exterior**

|                   |                                                                                                                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Fiber Cement                                                                                                                                                                                           |
| Exterior Features | Backs Onto Park/Trees, Environmental Reserve, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Park/Reserve, Picnic Area, Public Transportation, Ravine View, Shopping Nearby, Vegetable Garden, View City, See Remarks |
| Roof              | Flat                                                                                                                                                                                                                |
| Construction      | Wood, Brick, Fiber Cement                                                                                                                                                                                           |
| Foundation        | Concrete Perimeter                                                                                                                                                                                                  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 23rd, 2025 |
| Days on Market | 21              |
| Zoning         | Zone 14         |
| HOA Fees       | 236.25          |
| HOA Fees Freq. | Annually        |
| Condo Fee      | \$531           |

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Listing information last updated on August 13th, 2025 at 3:32am MDT