

\$808,800 - 415 7463 May Common, Edmonton

MLS® #E4443457

\$808,800

2 Bedroom, 2.00 Bathroom, 1,729 sqft

Condo / Townhouse on 0.00 Acres

Magrath Heights, Edmonton, AB

Location, Location, Location! RAVINE FACING gorgeous unit with many upgrades throughout! From the moment you walk in you will fall in love with the open floor plan featuring a den and 2 bedrooms, and spacious laundry room. This home shows pride of ownership, quality and elegance. The chef in the family will love the spacious kitchen with tons of storage space, large island, perfect to enjoy your morning coffee and dining area to host family dinners, or entertaining friends. Bright living room with large windows, electric fireplace and AMAZING VIEWS from your deck overlooking Whitemud Creek Ravine. This unit also comes with 2 titled stalls and an enclosed 9x13 storage room. The Edge at Larch Park boasts an incredible amount of amenities for you to enjoy including fitness and yoga, games room, lounge, kitchen, bike storage and a pet spa!! A must to see!!

Built in 2020

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4443457 |
| Price | \$808,800 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,729 |



| | |
|------------|------------------------|
| Acres | 0.00 |
| Year Built | 2020 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 415 7463 May Common |
| Area | Edmonton |
| Subdivision | Magrath Heights |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6R 0X1 |

Amenities

| | |
|----------------|---|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Exercise Room, Guest Suite, Parking-Extra, Parking-Visitor, Party Room, Patio, Recreation Room/Centre, Secured Parking, Security Door, Social Rooms, Storage-Locker Room |
| Parking Spaces | 2 |
| Parking | Stall, Underground, See Remarks |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, Stove-Induction |
| Heating | 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, Creek, Environmental Reserve, Landscaped, |

Picnic Area, Playground Nearby, Private Setting, Public Transportation,
Ravine View, Schools, Shopping Nearby

| | |
|--------------|---------------------------|
| Roof | Flat |
| Construction | Wood, Brick, Fiber Cement |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|----------------------------|
| Elementary | WilliamIrwin/NellieCarlso |
| Middle | JosephMacneil/NellieCarlso |
| High | MMM/LillianOsborne |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 20th, 2025 |
| Days on Market | 15 |
| Zoning | Zone 14 |
| HOA Fees | 235.25 |
| HOA Fees Freq. | Annually |
| Condo Fee | \$819 |

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Listing information last updated on July 5th, 2025 at 2:32pm MDT