

## \$899,800 - 1 7570 May Common, Edmonton

MLS® #E4450085

**\$899,800**

3 Bedroom, 2.50 Bathroom, 1,700 sqft  
Condo / Townhouse on 0.00 Acres

Magrath Heights, Edmonton, AB

Highly sought after Cascades of Larch Park, backing ravine & fronting walking trails, ponds & park. Fully finished bungalow, offering approx 3300sf of living space w/3 living areas, 3 bedrooms + 2 flex rooms. Gleaming hardwood greets you through an open floorplan & rays of natural light. This executive home features 9' ceilings, wainscoting, built-in speakers, upgraded mechanicals & in mint condition. Sunny west facing den is perfect for a home office/library. Great room highlights a stone surround fireplace & provides direct access to balcony/ravine views. Bright kitchen is equipped w/plenty of storage space, white maple shaker cabinets, S/S upgraded appliances, granite counters & walkthrough pantry. Spacious dining nook can accommodate extended dining. Large primary bedroom w/ample windows, 5pc ensuite & dressing room. Dual seating areas on recreation level, wet bar, gym/flex room, 2 bedrooms, 3pc bath is perfect for extended guest stays. Privately located, surrounded by nature & well maintained complex.



Built in 2013

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4450085  |
| Price  | \$899,800 |

|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,700             |
| Acres          | 0.00              |
| Year Built     | 2013              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1 7570 May Common |
| Area        | Edmonton          |
| Subdivision | Magrath Heights   |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6R 0G9           |

### Amenities

|                |                                                                                   |
|----------------|-----------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, No Smoking Home, Wet Bar |
| Parking Spaces | 3                                                                                 |
| Parking        | Double Garage Attached, Over Sized                                                |

### Interior

|                   |                                                                                                                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Water Softener, Window Coverings, Wine/Beverage Cooler, See Remarks |
| Heating           | In Floor Heat System, Natural Gas                                                                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                                                                                                  |
| Fireplaces        | Tile Surround                                                                                                                                                                                                                        |
| Stories           | 2                                                                                                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                                                                                                  |
| Basement          | Full, Finished                                                                                                                                                                                                                       |

**Exterior**

|                   |                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                                                                                                                       |
| Exterior Features | Backs Onto Park/Trees, Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                          |
| Construction      | Wood, Stone, Stucco                                                                                                                                       |
| Foundation        | Concrete Perimeter                                                                                                                                        |

**School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Monsignor W.I./Nellie Carl |
| Middle     | Arch JosephMac/Nellie Carl |
| High       | Archbishop Joseph MacNeil  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 28th, 2025 |
| Days on Market | 6               |
| Zoning         | Zone 14         |
| HOA Fees       | 236             |
| HOA Fees Freq. | Annually        |
| Condo Fee      | \$326           |

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Listing information last updated on August 3rd, 2025 at 4:32am MDT