

\$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	3
Zoning	Zone 14
HOA Fees	236.25
HOA Fees Freq.	Annually
Condo Fee	\$576

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