

# \$599,900 - 317 7471 May Common, Edmonton

MLS® #E4432208

**\$599,900**

2 Bedroom, 2.00 Bathroom, 1,294 sqft  
Condo / Townhouse on 0.00 Acres

Magrath Heights, Edmonton, AB

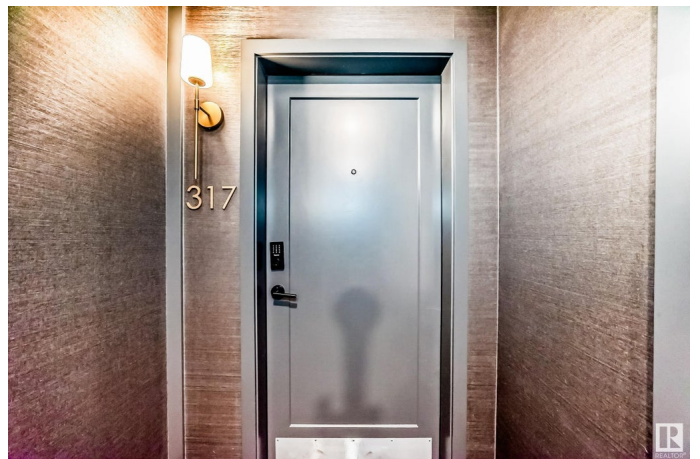
Discover an exceptional corner unit that redefines urban living. This impressive 2-bed, 2-bath condo offers stunning views and premium features designed for modern lifestyles. With 9-foot ceilings and luxury vinyl plank flooring, the space feels expansive and elegant. The kitchen is a showstopper, featuring quartz countertops, high-end appliances and open-concept design. The building boasts incredible amenities that elevate everyday living. Residents can enjoy a gourmet kitchen and lounge area, fitness & yoga studios, roof top patio, games room, art studio, library, fire pit, fenced dog park and dog wash station for your furry companions. Located near scenic walking trails, this property provides convenience and connection to nature. The condo comes with two titled parking spots - one underground with storage and another surface spot. By choosing this low-maintenance lifestyle, you'll free up time to pursue passions and enjoy an exceptional living experience in the vibrant Magrath Heights community.

Built in 2024

## Essential Information

MLS® # E4432208

Price \$599,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,294                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 317 7471 May Common |
| Area        | Edmonton            |
| Subdivision | Magrath Heights     |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6R 0X5             |

### Amenities

|                |                                                                                                                                                                                                                           |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Closet Organizers, Detectors Smoke, Exercise Room, Fire Pit, No Smoking Home, Parking-Visitor, Party Room, Patio, Recreation Room/Centre, Social Rooms, Storage-In-Suite, Storage Cage, Rooftop Deck/Patio |
| Parking Spaces | 2                                                                                                                                                                                                                         |
| Parking        | Heated, Parkade, Stall, Underground, See Remarks                                                                                                                                                                          |

### Interior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                        |
| Appliances        | Dishwasher-Built-In, Dryer, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings |
| Heating           | Forced Air-2, Natural Gas                                                                                               |
| Fireplace         | Yes                                                                                                                     |
| Fireplaces        | Tile Surround                                                                                                           |
| # of Stories      | 4                                                                                                                       |
| Stories           | 1                                                                                                                       |
| Has Basement      | Yes                                                                                                                     |
| Basement          | None, No Basement                                                                                                       |

## Exterior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Hardie Board Siding                                                                                                        |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Golf Nearby, Landscaped, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Flat                                                                                                                             |
| Construction      | Wood, Hardie Board Siding                                                                                                        |
| Foundation        | Concrete Perimeter                                                                                                               |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 23rd, 2025 |
| Zoning         | Zone 14          |
| HOA Fees       | 236.25           |
| HOA Fees Freq. | Annually         |
| Condo Fee      | \$637            |

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Listing information last updated on April 23rd, 2025 at 5:32pm MDT