

\$474,900 - 402 7463 May Common, Edmonton

MLS® #E4442733

\$474,900

2 Bedroom, 2.00 Bathroom, 1,096 sqft

Condo / Townhouse on 0.00 Acres

Magrath Heights, Edmonton, AB

The exclusive Edge at Larch Park is the address you deserve- located on the ravine, close to great trails, this condo offers the very best of prestigious life style! The lobby is welcoming for your guests & they will be whisked to your floor by elevator. The home itself has a spacious foyer & a huge kitchen/dining area with sleek quartz counters, stylish colored cabinets, black stainless steel appliances & a stunning HUGE island with seating around it PLUS a bar for entertaining! The living area with cozy electric fireplace has patio doors to your large balcony & outdoor living space. The bedrooms are on opposite sides - perfect for privacy. The primary has an ensuite & a large walk-in closet & the second bedroom has easy access to the second full bathroom. Laundry room offers extra storage & this home has lots of closet & cabinet space & is air conditioned. You will enjoy having an underground, secure parking space with storage attached. Amazing amenities - a puppy spa, chef's kitchen, gym & more!

Built in 2020

Essential Information

MLS® # E4442733

Price \$474,900

Bedrooms 2



| | |
|----------------|------------------------|
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,096 |
| 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, Ceiling 9 ft., Parking-Visitor, Party Room, Patio, Secured Parking, Social Rooms, Storage Cage |
| Parking Spaces | 1 |
| Parking | Parkade, Underground |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Glass Door |
| # of Stories | 6 |
| Stories | 6 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Composition |
| Exterior Features | Backs Onto Park/Trees, Landscaped, Park/Reserve |

| | |
|--------------|--------------------|
| Roof | Flat |
| Construction | Wood, Composition |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 16th, 2025 |
| Days on Market | 19 |
| Zoning | Zone 14 |
| Condo Fee | \$530 |

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Listing information last updated on July 4th, 2025 at 10:17pm MDT