

## \$594,900 - 122 7463 May Common, Edmonton

MLS® #E4456186

**\$594,900**

2 Bedroom, 2.00 Bathroom, 1,291 sqft

Condo / Townhouse on 0.00 Acres

Magrath Heights, Edmonton, AB

For more information, please click on "View Listing on Realtor Website". The most unique condo in the building! This 2Bedroom/2Bath ground-level home offers 1,291 sqft with soaring 10ft ceilings and a huge private wraparound patio for gardening, relaxing, or extra storage. Bright, quiet, and easy-access, itâ€™s loaded with high-end finishings: upgraded cabinetry, quartz countertops, tiled master shower, wall-mounted oven & microwave, gas stove, powered window coverings, tiled fireplace, and integrated smart home system. Includes TWO heated underground stalls (one oversized with fenced storage). Condo fees include heat & water utilities. Building amenities include a high end chefâ€™s kitchen & bar, well-equipped games room, craft room, yoga studio, secure bike storage, dog wash, outdoor firepit, and direct ravine trail access in Larch Sanctuary. Prestigious Magrath location with quick Anthony Henday & shopping access - this home truly has it all.

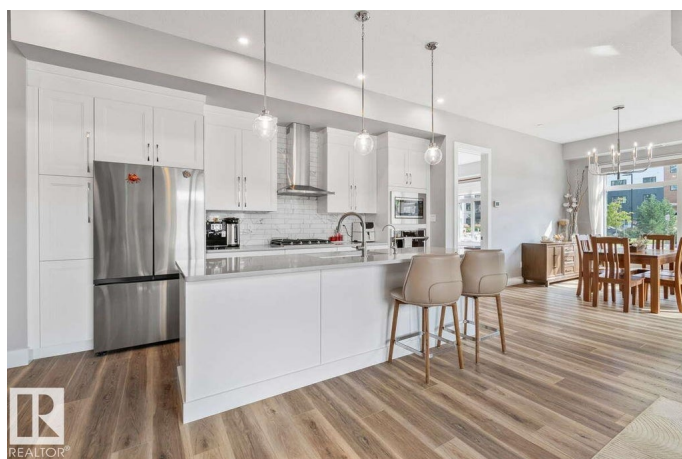
Built in 2020

### Essential Information

MLS® # E4456186

Price \$594,900

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,291                  |
| Acres          | 0.00                   |
| Year Built     | 2020                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 122 7463 May Common |
| Area        | Edmonton            |
| Subdivision | Magrath Heights     |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6R 0X1             |

### Amenities

|                |                                                                                                                                                                                                                                                                                                                                                            |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Bar, Barbecue-Built-In, Carbon Monoxide Detectors, Ceiling 10 ft., Deck, Detectors Smoke, Dog Run-Fenced In, Exterior Walls- 2"x6", Fire Pit, Guest Suite, No Smoking Home, Parking-Visitor, Smart/Program. Thermostat, Recreation Room/Centre, Secured Parking, Security Door, Sprinkler System-Fire, Sprinkler Sys-Underground, Wet Bar |
| Parking Spaces | 2                                                                                                                                                                                                                                                                                                                                                          |
| Parking        | Heated, Insulated, Underground                                                                                                                                                                                                                                                                                                                             |
| Is Waterfront  | Yes                                                                                                                                                                                                                                                                                                                                                        |

### Interior

|                   |                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Oven-Built-In, Refrigerator-Energy Star, Stove-Gas, Washer - Energy Star, Window Coverings |
| Heating           | Fan Coil, Forced Air-1, Natural Gas                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                             |
| Fireplaces        | Stone Facing                                                                                                                                                    |
| # of Stories      | 6                                                                                                                                                               |
| Stories           | 1                                                                                                                                                               |

|              |                   |
|--------------|-------------------|
| Has Basement | Yes               |
| Basement     | None, No Basement |

## Exterior

|                   |                                                                                                                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Concrete, Metal                                                                                                                                                                                                                     |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Creek, Environmental Reserve, Fenced, Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Private Setting, Public Transportation, Vegetable Garden, View Downtown |
| Roof              | Flat                                                                                                                                                                                                                                             |
| Construction      | Wood, Brick, Concrete, Metal                                                                                                                                                                                                                     |
| Foundation        | Concrete Perimeter                                                                                                                                                                                                                               |

## School Information

|            |                        |
|------------|------------------------|
| Elementary | Nellie Carlson School  |
| Middle     | Esther Starkman School |
| High       | Lillian Osborne School |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 13                  |
| Zoning         | Zone 14             |
| HOA Fees       | 225                 |
| HOA Fees Freq. | Annually            |
| Condo Fee      | \$682               |

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Listing information last updated on September 17th, 2025 at 1:02pm MDT