

\$488,800 - 619 7463 May Common, Edmonton

MLS® #E4461508

\$488,800

2 Bedroom, 2.00 Bathroom, 1,267 sqft

Condo / Townhouse on 0.00 Acres

Magrath Heights, Edmonton, AB

STUNNING TOP FLOOR unit with soaring 10' ceilings, 9' doors & in excellent condition!

Open concept Oakley layout encompasses a sizeable kitchen w/ walk-in pantry & ample cabinetry, large living room, massive primary w/ dual sink ensuite & walk in closet. Plus 2nd bedroom, 2nd bthrm & walk-in laundry rm!

Upgrades include: ceiling height cabinets, LVP, extended 75" electric fireplace & more. West unit orientation offers a brightly lit space & 6th floor location ensures privacy from other units & a view of the tree-filled Magrath neighborhood. Exceptional amenities include high quality social room (movie space, bar, kitchen, ample seating) w/ access to ravine-facing patio & fire pit area, roof top patio, gym, library, craft room, boardroom, guest suites & a 3-bay enclosed dog wash station! Plus a fenced dog run along Building 1. Enjoy daily ravine walks on the maintained trails of Larch Park, or head into the ravine for a nature escape right out your back door! Plus underground parking w/ storage.



Built in 2020

Essential Information

MLS® # E4461508

Price \$488,800

Bedrooms 2

Bathrooms	2.00
Full Baths	2
Square Footage	1,267
Acres	0.00
Year Built	2020
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	619 7463 May Common
Area	Edmonton
Subdivision	Magrath Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0X1

Amenities

Amenities	Ceiling 10 ft., Deck, Exercise Room, Guest Suite, Parking-Extra, Parking-Visitor, Party Room, Patio, Recreation Room/Centre, Secured Parking, Security Door, Social Rooms
Parking	Stall, Underground, See Remarks
Is Waterfront	Yes

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Fan Coil, Natural Gas
# of Stories	6
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Brick, Fiber Cement
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Exterior Features	Backs Onto Park/Trees, Creek, Environmental Reserve, Landscaped, Picnic Area, Playground Nearby, Private Setting, Public Transportation, Ravine View, Schools, Shopping Nearby
Roof	Flat
Construction	Wood, Brick, Fiber Cement
Foundation	Concrete Perimeter

School Information

Elementary	WilliamIrwin/NellieCarlso
Middle	JosephMacneil/NellieCarlso
High	MMM/LillianOsborne

Additional Information

Date Listed	October 9th, 2025
Days on Market	26
Zoning	Zone 14
HOA Fees	235.25
HOA Fees Freq.	Annually
Condo Fee	\$546

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