

Courtesy Of Brant Pylypa Of MaxWell Progressive

\$789,000 - 515 7463 May Common, Edmonton

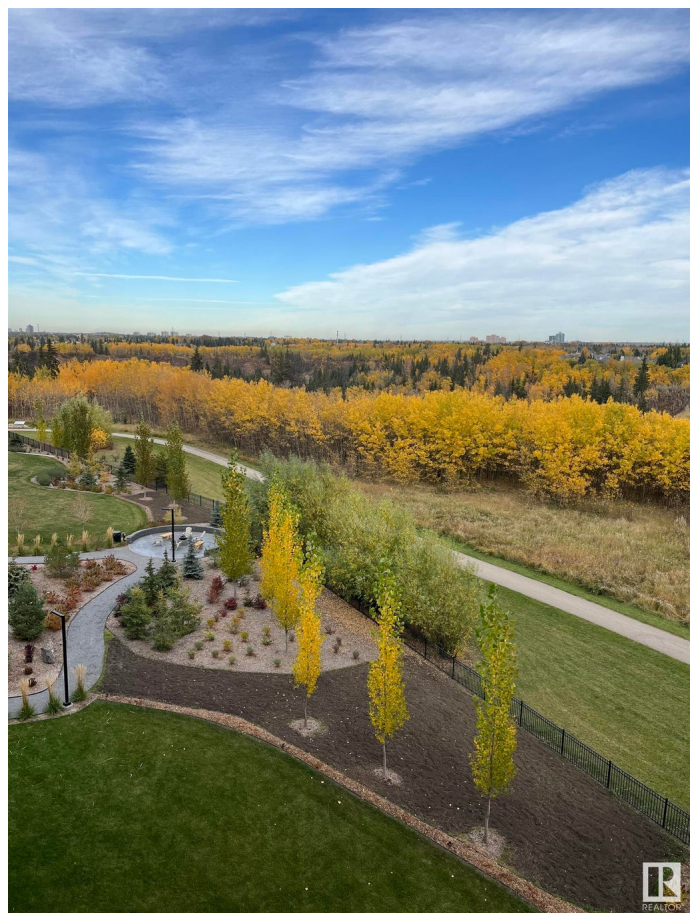
MLS® #E4423593

\$789,000

2 Bedroom, 2.00 Bathroom, 1,725 sqft
Condo / Townhouse on 0.00 Acres

Magrath Heights, Edmonton, AB

LOCATION, LOCATION! RAVINE FACING, HIGHLY UPGRADED, 1,725 sq ft (1,794 builder measurement) "VIBRANT" floorplan unit in the highly sought after Edge at Larch Park. BREATHTAKING VIEWS of MacTaggart Ravine from this 5rd floor unit. Live a carefree lifestyle in this fabulous building with unparalleled high end amenities such as a games room, art/craft studio, gym, yoga studio, CHEFS KITCHEN/OWNERS LOUNGE, library, dog grooming/wash room, bicycle storage room, fire pit and roof top patio. As you enter this spacious, open concept unit you will be captivated by the view and the high end finishings. Spa like ensuite off of the primary bedroom leading to the CUSTOM WALK IN CLOSET. The 2ND bedroom also has a walk in closet. Quartz countertops throughout, black stainless steel appliances, gas cooktop, bar with wine fridge, Hunter Douglas power Duolite blinds, 2 UNDERGROUND PARKING STALLS and a massive 9x13 STORAGE ROOM. DON'T MISS THIS OPPORTUNITY FOR ONE OF THE LARGER UNITS IN THE EDGE!



Built in 2020

Essential Information

| | |
|--------|-----------|
| MLS® # | E4423593 |
| Price | \$789,000 |

| | |
|----------------|------------------------|
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,725 |
| Acres | 0.00 |
| Year Built | 2020 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 515 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., Closet Organizers, Exercise Room, Fire Pit, Guest Suite, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Secured Parking, Security Door, Social Rooms, Storage-Locker Room, Natural Gas BBQ Hookup, Rooftop Deck/Patio |
| Parking | Heated, 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, Window Coverings, Wine/Beverage Cooler, TV Wall Mount |
| Heating | Fan Coil, Natural Gas |
| # of Stories | 6 |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|----------|----------------------------------|
| Exterior | Wood, Hardie Board Siding, Stone |
|----------|----------------------------------|

Exterior Features Backs Onto Park/Trees, C
Playground Nearby, Public
Shopping Nearby, View City
Roof Flat
Construction Wood, Hardie Board Siding, S
Foundation Concrete Perimeter



Additional Information

Date Listed March 2nd, 2025
Days on Market 42
Zoning Zone 14
HOA Fees 236.25
HOA Fees Freq. Annually
Condo Fee \$734

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Listing information last updated on April 13th, 2025 at 6:47am MDT