

\$925,000 - 1 7570 May Common, Edmonton

MLS® #E4424523

\$925,000

3 Bedroom, 2.50 Bathroom, 1,700 sqft
Condo / Townhouse on 0.00 Acres

Magrath Heights, Edmonton, AB

Highly sought after Cascades of Larch Park, backing ravine & fronting walking trails, ponds & park. Fully finished bungalow, offering approx 3300sf of living space w/3 living areas, 3 bedrooms + 2 flex rooms. Gleaming hardwood greets you through an open floorplan & rays of natural light. This executive home features 9' ceilings, wainscoting, built-in speakers, upgraded mechanicals & in mint condition. Sunny west facing den is perfect for a home office/library. Great room highlights a stone surround fireplace & provides direct access to balcony/ravine views. Bright kitchen is equipped w/plenty of storage space, white maple shaker cabinets, S/S upgraded appliances, granite counters & walkthrough pantry. Spacious dining nook can accommodate extended dining. Large primary bedroom w/ample windows, 5pc ensuite & dressing room. Dual seating areas on recreation level, wet bar, gym/flex room, 2 bedrooms, 3pc bath is perfect for extended guest stays. Privately located, surrounded by nature & well maintained complex.



Built in 2013

Essential Information

| | |
|--------|-----------|
| MLS® # | E4424523 |
| Price | \$925,000 |

| | |
|----------------|-------------------|
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,700 |
| Acres | 0.00 |
| Year Built | 2013 |
| Type | Condo / Townhouse |
| Sub-Type | Half Duplex |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 1 7570 May Common |
| Area | Edmonton |
| Subdivision | Magrath Heights |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6R 0G9 |

Amenities

| | |
|----------------|---|
| Amenities | Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, No Smoking Home, Wet Bar |
| Parking Spaces | 3 |
| Parking | Double Garage Attached, Over Sized |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Water Softener, Window Coverings, Wine/Beverage Cooler, See Remarks |
| Heating | In Floor Heat System, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Tile Surround |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stone, Stucco |
| Exterior Features | Backs Onto Park/Trees, Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Stucco |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|----------------------------|
| Elementary | Monsignor W.I./Nellie Carl |
| Middle | Arch JosephMac/Nellie Carl |
| High | Archbishop Joseph MacNeil |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | March 7th, 2025 |
| Days on Market | 28 |
| Zoning | Zone 14 |
| HOA Fees | 236 |
| HOA Fees Freq. | Annually |
| Condo Fee | \$326 |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 4th, 2025 at 3:47pm MDT