

# \$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	17
Zoning	Zone 14
Condo Fee	\$530

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