

## \$525,000 - 504 7463 May Common, Edmonton

MLS® #E4448991

**\$525,000**

2 Bedroom, 2.00 Bathroom, 1,128 sqft  
Condo / Townhouse on 0.00 Acres

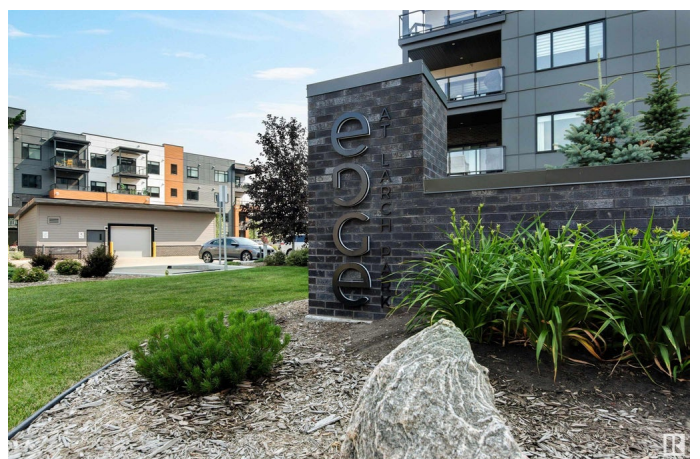
Magrath Heights, Edmonton, AB

Welcome to Edge at Larch Park. This pet friendly, amenity rich complex has it all. including a pet spa, games room, gym, yoga studio & more. The bright vaulted lobby welcomes you in, while you gaze through the windows into the massive owners lounge and chefs kitchen. Up the elevator, to the 5th floor, past the first of 2 guest suites you reach 504. Walking in, you will appreciate everything in this bungalow sized, 2 bed, 2 bath, open concept design. From the luxury vinyl plank floors to the quartz counters, no detail was overlooked. The kitchen features a larger island, custom cabinets and classy open shelving. The large dining room & living room, perfect space for all your gatherings, leads you to the deck with ravine & downtown views. The primary bedroom, with attached ensuite and walk in closet give you all the luxuries you have been waiting for. A second bedroom & laundry room complete this unit. Also included are a storage cage & 2 parking stalls (1 underground). It's Time to Move Right in!!

Built in 2020

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4448991  |
| Price    | \$525,000 |
| Bedrooms | 2         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,128                  |
| Acres          | 0.00                   |
| Year Built     | 2020                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 504 7463 May Common |
| Area        | Edmonton            |
| Subdivision | Magrath Heights     |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6R 0X1             |

### Amenities

|                |                                                                                                                                                                                                                                                                                                                    |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Closet Organizers, Deck, Dog Run-Fenced In, Exercise Room, Fire Pit, Guest Suite, No Smoking Home, Parking-Visitor, Party Room, Patio, Recreation Room/Centre, Secured Parking, Security Door, Social Rooms, Vinyl Windows, See Remarks, Storage Cage, Natural Gas BBQ Hookup, Rooftop Deck/Patio |
| Parking Spaces | 2                                                                                                                                                                                                                                                                                                                  |
| Parking        | Heated, Single Indoor, Stall, Underground, See Remarks                                                                                                                                                                                                                                                             |

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                   |
| Fireplace         | Yes                                                                                                                         |
| Fireplaces        | Tile Surround                                                                                                               |
| # of Stories      | 6                                                                                                                           |
| Stories           | 6                                                                                                                           |
| Has Basement      | Yes                                                                                                                         |
| Basement          | None, No Basement                                                                                                           |

**Exterior**

|                   |                                                                                                                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Fiber Cement                                                                                                                                                                                                                                 |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Fruit Trees/Shrubs, Golf Nearby, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Transportation, Ravine View, Schools, Shopping Nearby, Vegetable Garden, View City, View Downtown, See Remarks |
| Roof              | Flat                                                                                                                                                                                                                                                      |
| Construction      | Wood, Brick, Fiber Cement                                                                                                                                                                                                                                 |
| Foundation        | Concrete Perimeter                                                                                                                                                                                                                                        |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 21st, 2025 |
| Days on Market | 11              |
| Zoning         | Zone 14         |
| HOA Fees       | 236.25          |
| HOA Fees Freq. | Annually        |
| Condo Fee      | \$576           |

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Listing information last updated on August 1st, 2025 at 4:32am MDT