

# \$849,000 - 408 7463 May Common, Edmonton

MLS® #E4451840

**\$849,000**

2 Bedroom, 2.00 Bathroom, 1,725 sqft

Condo / Townhouse on 0.00 Acres

Magrath Heights, Edmonton, AB

Experience Unrivalled Luxury and Ravine Living in this stunning 1,700+ sqft. condo, perfectly positioned with rare Southeast Whitemud Creek Ravine views. Located in prestigious Magrath Heights at Edge at Larch Park, this immaculate, pet-free home features 2 spacious bedrooms, a versatile office/den, 2 full baths, 9â€™™ ceilings, and a gourmet kitchen with a large island, gas cooktop, and wall oven. Relax in the bright living room with its stylish fireplace, or step out onto the expansive balcony for peaceful ravine scenery. The primary suite boasts a walk-in closet and spa-like ensuite, while the second bedroom also has a walk-in closet. Enjoy 2 underground parking stalls (a \$25,000 EV charging station upgrade) and a large storage room for added convenience. World-class building amenities include a Chefâ€™™s Kitchen & Lounge, yoga and meditation rooms, art/craft spaces, library, conference room, pet wash, rooftop patio, and outdoor firepit. Incredible opportunityâ€™™luxury, comfort, and nature await!

Built in 2020

## Essential Information

MLS® # E4451840

Price \$849,000

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	408 7463 May Common
Area	Edmonton
Subdivision	Magrath Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0X1

### Amenities

Amenities	Dog Run-Fenced In, Fire Pit, Guest Suite, No Animal Home, No Smoking Home, Rooftop Deck/Patio
Parking Spaces	2
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer
Heating	Forced Air-1, Natural Gas
# of Stories	6
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Playground Nearby, Public Transportation, Ravine View, Schools, Shopping Nearby, Ski Hill Nearby

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Slab

### **Additional Information**

Date Listed	August 8th, 2025
Days on Market	1
Zoning	Zone 14
HOA Fees	236.25
HOA Fees Freq.	Annually
Condo Fee	\$849

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Listing information last updated on August 9th, 2025 at 9:31am MDT