# \$432,000 - 403 7471 May Common, Edmonton

MLS® #E4418507

#### \$432,000

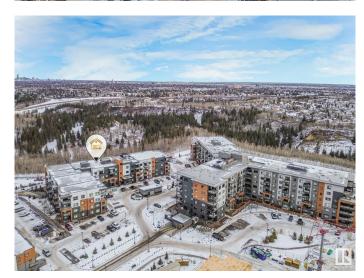
2 Bedroom, 2.00 Bathroom, 1,034 sqft Condo / Townhouse on 0.00 Acres

Magrath Heights, Edmonton, AB

BRAND NEW TOP FLOOR, 10 FOOT **CEILINGS, FACING** EAST,2BED,2BATH,2PARKING STALLS & STORAGE 1 UNDERGROUND STALL,1 SURFACE STALL..SURROUNDED BY WALKIING TRAILS & NATURE & LOADED WITH LUXURIOUS AMENTIES LIKE, FITNESS & YOGA STUDIOS, GARDEN, FIRE PIT, GAMES ROOM, ART STUDIO, LIBRARY, BOARD ROOM, BANQUET ROOM WITH FULL KITCHEN, DOG PARK, AC, DOG WASH & MORE, ALSO HAS A ROOFTOP DECK AVAILABLE . ALL CUSTOM WINDOW **COVERING ONE HAS POWER** CONTROL.TITLE PARKING STALLS THIS UNIT IS UPGRADED FLOORING APPLIANCES, WINDOW COVERINGS ETC.THIS HOME IS IMMACULATE THRU-OUT:ALSO THIS UNIT HAS SOME UPGRADES LIKE FOORING APPLIANCES ETC.THIS UNIT IS VERY LARGE 1034 SQ FT 2 BEDROOM.NICE MORNING SUN IN THE MORNING FROM FACING EAST AND THE DECK GETS ALSO GETS SUN FROM THE SOUTH, CONDO FEE FOR UNDERGROUND & SURFACE PARKING STALL IS \$91.77 PER **MONTH** 







Built in 2024

#### **Essential Information**

MLS® # E4418507 Price \$432,000

Bedrooms 2
Bathrooms 2.00
Full Baths 2

Square Footage 1,034
Acres 0.00
Year Built 2024

Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

# **Community Information**

Address 403 7471 May Common

Area Edmonton

Subdivision Magrath Heights

City Edmonton
County ALBERTA

Province AB

Postal Code T6R 0X5

### **Amenities**

Amenities Air Conditioner, Ceiling 10 ft., Deck, Exercise Room, Guest Suite, See

Remarks, Storage Cage

Parking Spaces 2

Parking Underground, See Remarks

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan,

Refrigerator, Stove-Electric, Washer, Microwave Hood Fan-Two

Heating Fan Coil, Natural Gas

# of Stories 4
Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Brick, Hardie Board Siding

Exterior Features Backs Onto Park/Trees, Golf Nearby, Landscaped, Schools, Shopping

Nearby

Roof Flat

Construction Wood, Brick, Hardie Board Siding

Foundation Concrete Perimeter

## **Additional Information**

Date Listed January 18th, 2025

Days on Market 81

Zoning Zone 14 HOA Fees 236.25 HOA Fees Freq. Annually

Condo Fee \$367

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Listing information last updated on April 9th, 2025 at 8:17pm MDT