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

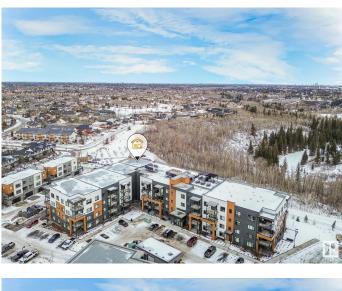
MLS® #E4418507

#### \$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 THU-OUT: ALSO THIS UNIT HAS SOME **UPGRADES LIKE FOORING APPLIANCES** ETC







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                   |
| Туре           | 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  |
| 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   |
| <b>D</b> (        | <b>—</b>   |

Roof Flat

| Construction | Wood, Brick, Hardie Board Siding |
|--------------|----------------------------------|
| Foundation   | Concrete Perimeter               |

### **Additional Information**

| Date Listed    | January 18th, 2025 |
|----------------|--------------------|
| Days on Market | 79                 |
| Zoning         | Zone 14            |
| HOA Fees       | 236.25             |
| HOA Fees Freq. | Annually           |
| Condo Fee      | \$367              |

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Listing information last updated on April 7th, 2025 at 1:17am MDT