

# \$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
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

### **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	79
Zoning	Zone 14
HOA Fees	236.25
HOA Fees Freq.	Annually
Condo Fee	\$367

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