

Courtesy Of Brant Pylypa Of MaxWell Progressive

## **\$789,000 - 515 7463 May Common, Edmonton**

MLS® #E4423593

**\$789,000**

2 Bedroom, 2.00 Bathroom, 1,725 sqft  
Condo / Townhouse on 0.00 Acres

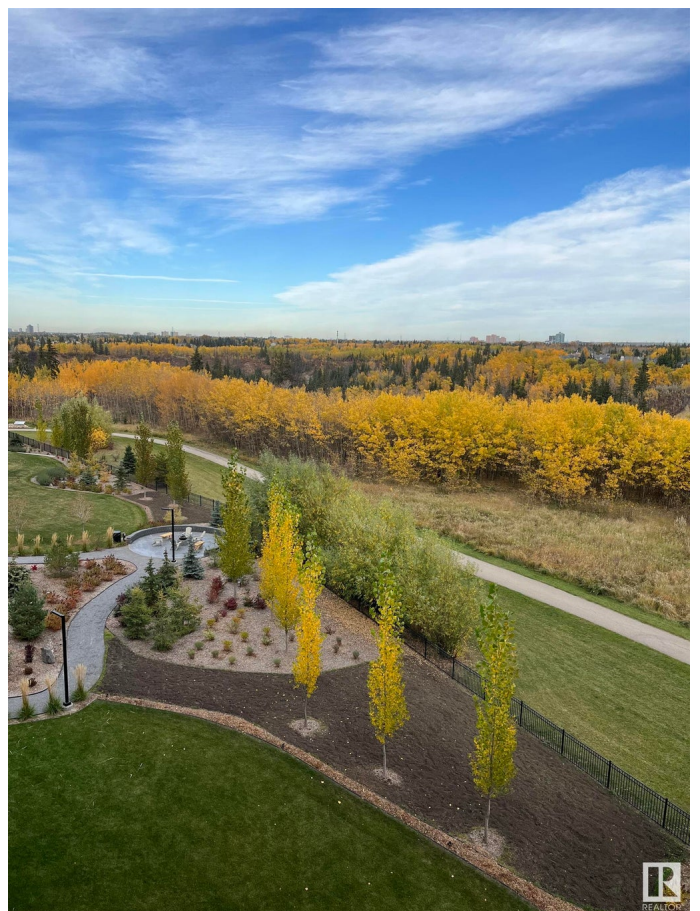
Magrath Heights, Edmonton, AB

LOCATION, LOCATION! RAVINE FACING, HIGHLY UPGRADED, 1,725 sq ft (1,794 builder measurement) "VIBRANT" floorplan unit in the highly sought after Edge at Larch Park. BREATHTAKING VIEWS of MacTaggart Ravine from this 5rd floor unit. Live a carefree lifestyle in this fabulous building with unparalleled high end amenities such as a games room, art/craft studio, gym, yoga studio, CHEFS KITCHEN/OWNERS LOUNGE, library, dog grooming/wash room, bicycle storage room, fire pit and roof top patio. As you enter this spacious, open concept unit you will be captivated by the view and the high end finishings. Spa like ensuite off of the primary bedroom leading to the CUSTOM WALK IN CLOSET. The 2ND bedroom also has a walk in closet. Quartz countertops throughout, black stainless steel appliances, gas cooktop, bar with wine fridge, Hunter Douglas power Duolite blinds, 2 UNDERGROUND PARKING STALLS and a massive 9x13 STORAGE ROOM. DON'T MISS THIS OPPORTUNITY FOR ONE OF THE LARGER UNITS IN THE EDGE!

Built in 2020

### **Essential Information**

MLS® #	E4423593
Price	\$789,000



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	515 7463 May Common
Area	Edmonton
Subdivision	Magrath Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0X1

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, Exercise Room, Fire Pit, Guest Suite, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Secured Parking, Security Door, Social Rooms, Storage-Locker Room, Natural Gas BBQ Hookup, Rooftop Deck/Patio
Parking	Heated, Underground, See Remarks

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings, Wine/Beverage Cooler, TV Wall Mount
Heating	Fan Coil, Natural Gas
# of Stories	6
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Hardie Board Siding
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Exterior Features Backs Onto Park/Trees, C  
Playground Nearby, Public  
Shopping Nearby, View City  
Roof Flat  
Construction Wood, Stone, Hardie Board S  
Foundation Concrete Perimeter



### Additional Information

Date Listed March 2nd, 2025  
Days on Market 34  
Zoning Zone 14  
HOA Fees 236.25  
HOA Fees Freq. Annually  
Condo Fee \$734

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