

\$474,900 - 402 7463 May Common, Edmonton

MLS® #E4442733

\$474,900

2 Bedroom, 2.00 Bathroom, 1,096 sqft

Condo / Townhouse on 0.00 Acres

Magrath Heights, Edmonton, AB

The exclusive Edge at Larch Park is the address you deserve- located on the ravine, close to great trails, this condo offers the very best of prestigious life style! The lobby is welcoming for your guests & they will be whisked to your floor by elevator. The home itself has a spacious foyer & a huge kitchen/dining area with sleek quartz counters, stylish colored cabinets, black stainless steel appliances & a stunning HUGE island with seating around it PLUS a bar for entertaining! The living area with cozy electric fireplace has patio doors to your large balcony & outdoor living space. The bedrooms are on opposite sides - perfect for privacy. The primary has an ensuite & a large walk-in closet & the second bedroom has easy access to the second full bathroom. Laundry room offers extra storage & this home has lots of closet & cabinet space & is air conditioned. You will enjoy having an underground, secure parking space with storage attached. Amazing amenities - a puppy spa, chef's kitchen, gym & more!

Built in 2020

Essential Information

MLS® # E4442733

Price \$474,900

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	1,096
Acres	0.00
Year Built	2020
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	402 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., Parking-Visitor, Party Room, Patio, Secured Parking, Social Rooms, Storage Cage
Parking Spaces	1
Parking	Parkade, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
# of Stories	6
Stories	6
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Composition
Exterior Features	Backs Onto Park/Trees, Landscaped, Park/Reserve

Roof	Flat
Construction	Wood, Composition
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 16th, 2025
Days on Market	18
Zoning	Zone 14
Condo Fee	\$530

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 4th, 2025 at 5:02am MDT