

# \$582,000 - 317 7471 May Common, Edmonton

MLS® #E4450390

**\$582,000**

2 Bedroom, 2.00 Bathroom, 1,294 sqft  
Condo / Townhouse on 0.00 Acres

Magrath Heights, Edmonton, AB

Experience elevated urban living in this exceptional corner unit, offering 2 bedrooms and 2 bathrooms with stunning views and upscale finishes throughout. Enjoy 9-foot ceilings and luxury vinyl plank flooring, which create a spacious, refined ambiance. The sleek kitchen impresses with quartz counters, high-end appliances, and a modern open-concept layout. Residents have access to premium amenities including a gourmet kitchen and lounge, fitness and yoga studios, a rooftop patio, games room, art studio, library, cozy fire pit, fenced dog park, and a convenient dog wash station. Situated near scenic walking trails, this home delivers both tranquility and urban convenience. Benefit from two titled parking spaces—one heated underground with storage and one surface spot. Embrace a low-maintenance lifestyle that frees up time for your passions, all within the vibrant Magrath Heights community.

Built in 2024

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4450390  |
| Price      | \$582,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,294                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 317 7471 May Common |
| Area        | Edmonton            |
| Subdivision | Magrath Heights     |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6R 0X5             |

### Amenities

|                |                                                                                                                                                                                                                           |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Closet Organizers, Detectors Smoke, Exercise Room, Fire Pit, No Smoking Home, Parking-Visitor, Party Room, Patio, Recreation Room/Centre, Social Rooms, Storage-In-Suite, Storage Cage, Rooftop Deck/Patio |
| Parking Spaces | 2                                                                                                                                                                                                                         |
| Parking        | Heated, Parkade, Stall, Underground, See Remarks                                                                                                                                                                          |

### Interior

|                   |                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Stove-Countertop Gas, Washer, Window Coverings |
| Heating           | Forced Air-2, Natural Gas                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                |
| Fireplaces        | Tile Surround                                                                                                                                      |
| # of Stories      | 4                                                                                                                                                  |
| Stories           | 1                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                |
| Basement          | None, No Basement                                                                                                                                  |

### Exterior

|          |                           |
|----------|---------------------------|
| Exterior | Wood, Hardie Board Siding |
|----------|---------------------------|

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior Features | Airport Nearby, Backs Onto<br>Public Transportation, School |
| Roof              | Flat                                                        |
| Construction      | Wood, Hardie Board Siding                                   |
| Foundation        | Concrete Perimeter                                          |



**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 3               |
| Zoning         | Zone 14         |
| HOA Fees       | 236.25          |
| HOA Fees Freq. | Annually        |
| Condo Fee      | \$637           |

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Listing information last updated on August 2nd, 2025 at 7:02pm MDT