# \$458,800 - 7506 May Common, Edmonton

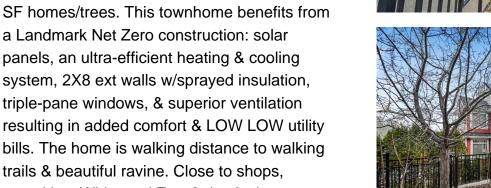
MLS® #E4425925

# \$458.800

3 Bedroom, 2.50 Bathroom, 1.518 sqft Condo / Townhouse on 0.00 Acres

Magrath Heights, Edmonton, AB

Absolutely beautiful & spacious NET ZERO energy efficient townhouse in desirable Larch Park. 3-level 3 bed/2.5 bath home has 9' ceilings, wide plank hardwood, metal spindle railings & granite counters throughout. This stunning kitchen features full height cabinetry, SS appliances, W/I pantry & a large island that is ideal for entertaining. Upstairs are 3 generous sized bedrms incl the primary bedrm w/a walk-in closet & 4 pc ensuite. Add'l 4 pc bath on this level. The lower level has a storage/flex room, utility rm & access to rear drive dbl attached garage. Relax in the summer in your low maintenance yard facing a Landmark Net Zero construction: solar panels, an ultra-efficient heating & cooling system, 2X8 ext walls w/sprayed insulation, triple-pane windows, & superior ventilation resulting in added comfort & LOW LOW utility bills. The home is walking distance to walking trails & beautiful ravine. Close to shops, amenities, Whitemud Fwy & the Anthony Henday.



Built in 2013

# **Essential Information**

MLS®# E4425925 Price \$458,800







Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,518

Acres 0.00

Year Built 2013

Type Condo / Townhouse

Sub-Type Townhouse

Style 2 Storey

Status Active

# **Community Information**

Address 7506 May Common

Area Edmonton

Subdivision Magrath Heights

City Edmonton
County ALBERTA

Province AB

Postal Code T6R 0G9

#### **Amenities**

Amenities Ceiling 9 ft., Closet Organizers, Detectors Smoke, Parking-Visitor, Patio

Parking Double Garage Attached

# Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control,

Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric,

Washer, Window Coverings

Heating See Remarks, Electric

Stories 3

Has Basement Yes

Basement Partial, Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Fenced, Low Maintenance Landscape, Park/Reserve, Playground

Nearby, Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

# **School Information**

Elementary NellieCarlson/MWIrwin

Middle NellieCarlson/AJosephMac

High LillianOsborne/MMM

# **Additional Information**

Date Listed March 15th, 2025

Days on Market 93

Zoning Zone 14
HOA Fees 236.25
HOA Fees Freq. Annually
Condo Fee \$440

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 June 16th, 2025 at 11:02am MDT