

\$639,900 - 416 7471 May Common, Edmonton

MLS® #E4445831

\$639,900

2 Bedroom, 2.00 Bathroom, 1,300 sqft

Condo / Townhouse on 0.00 Acres

Magrath Heights, Edmonton, AB

TOP FLOOR, CORNER UNIT, PRIME RAVINE VIEW... This 1300 sq ft 2 bed / 2 bath condo is undoubtedly the CROWN JEWEL of building 2 in The Edge. It's not every day that the VERY BEST unit in the building comes for sale. Sellers waited in line on opening day to secure it... and now this is your chance! The Primrose II floor plan is thoughtfully designed and showcases a view from every room. Only 1 year new and upgraded with many high end customizations: Glass cabinet fronts, cabinet pull outs and extra drawers, bar fridge, upgraded carpet underlay & blackout blinds (primary bed). A beautiful space to downsize, live life and surround yourself with like-minded friends. COMES WITH AC, 2 PARKING STALLS, & STORAGE + LUXURIOUS AMENITIES like the Owner's Lounge, Chefs Kitchen, Fitness and Yoga Studio, Garden, Fire Pit, Games Room, Art Studio, Dog park, Dog Wash & more. Grab a glass of wine and meet up on the ROOFTOP DECK, or welcome friends to your private corner balcony overlooking THE CITY! Welcome Home...

Built in 2024

Essential Information

MLS® # E4445831

Price \$639,900



| | |
|----------------|------------------------|
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,300 |
| Acres | 0.00 |
| Year Built | 2024 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 416 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., Closet Organizers, Exercise Room, Fire Pit, Guest Suite, No Animal Home, Parking-Visitor, Party Room, Recreation Room/Centre, Social Rooms, See Remarks, Storage Cage, Natural Gas BBQ Hookup, Rooftop Deck/Patio |
| Parking Spaces | 2 |
| Parking | Heated, Stall, Underground |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings, Wine/Beverage Cooler |
| 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, Brick, Metal, Hardie Board Siding |
|----------|---|

| | |
|-------------------|--|
| Exterior Features | Backs Onto Park/Trees, Creek, Environmental Reserve, Golf Nearby, Landscaped, Park/Reserve, Picnic Area, Private Setting, Public Transportation, Ravine View, River Valley View, Shopping Nearby, View City, View Downtown |
|-------------------|--|

| | |
|------|------|
| Roof | Flat |
|------|------|

| | |
|--------------|---|
| Construction | Wood, Brick, Metal, Hardie Board Siding |
|--------------|---|

| | |
|------------|--------------------|
| Foundation | Concrete Perimeter |
|------------|--------------------|

Additional Information

| | |
|-------------|----------------|
| Date Listed | July 4th, 2025 |
|-------------|----------------|

| | |
|----------------|---|
| Days on Market | 3 |
|----------------|---|

| | |
|--------|---------|
| Zoning | Zone 14 |
|--------|---------|

| | |
|----------|--------|
| HOA Fees | 236.25 |
|----------|--------|

| | |
|----------------|----------|
| HOA Fees Freq. | Annually |
|----------------|----------|

| | |
|-----------|-------|
| Condo Fee | \$637 |
|-----------|-------|

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 7th, 2025 at 1:32am MDT