

Courtesy Of Catherine A Hunt Of RE/MAX River City

## \$539,950 - 7448 May Common, Edmonton

MLS® #E4458339

**\$539,950**

4 Bedroom, 3.50 Bathroom, 1,519 sqft

Single Family on 0.00 Acres

Magrath Heights, Edmonton, AB

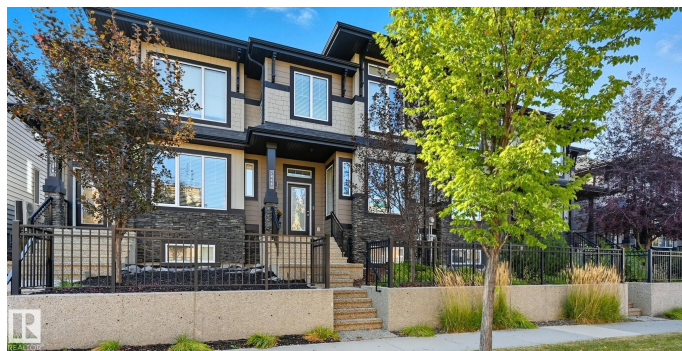
Executive townhome in prestigious Magrath Heights with NO CONDO FEES, built by Kimberly Homes, offering 1,500 sq ft of stylish living with 4 bedrooms & 3.5 baths. The main floor features hardwood floors, SOARING CEILINGS, a modern fireplace, and HUGE WINDOWS that flood the space with natural light. The gourmet kitchen boasts QUARTZ COUNTERTOPS, a NEW GAS STOVE & DISHWASHER, and flows into the bright dining area overlooking the yard. Enjoy the convenience of the main floor laundry. Upstairs, you'll find 3 bedrooms, including a serene PRIMARY RETREAT WITH A STANDALONE TUB, DUAL SINKS & SEPARATE SHOWER. The fully finished basement offers a bedroom, 3-piece bath, recreation area, and ample storage. Entertain with SURROUND SPEAKERS throughout the home and backyard. The private yard oasis offers a deck, BBQ gas line, stone patio, OUTDOOR FOUNTAIN & double garage. Ideally located in Larch Park, steps from Blackmud Ravine trails, community gardens & schools.

Built in 2013

### Essential Information

MLS® # E4458339

Price \$539,950



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,519
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### Community Information

Address	7448 May Common
Area	Edmonton
Subdivision	Magrath Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0V2

### Amenities

Amenities	Ceiling 9 ft., No Smoking Home
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
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Exterior Features	Back Lane, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Paved Lane, Playground Nearby, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	September 18th, 2025
Zoning	Zone 14
HOA Fees	225
HOA Fees Freq.	Annually

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Listing information last updated on September 18th, 2025 at 3:32pm MDT