

## \$525,000 - 504 7463 May Common, Edmonton

MLS® #E4448991

**\$525,000**

2 Bedroom, 2.00 Bathroom, 1,128 sqft

Condo / Townhouse on 0.00 Acres

Magrath Heights, Edmonton, AB

Welcome to Edge at Larch Park. This pet friendly, amenity rich complex has it all. including a pet spa, games room, gym, yoga studio & more. The bright vaulted lobby welcomes you in, while you gaze through the windows into the massive owners lounge and chefs kitchen. Up the elevator, to the 5th floor, past the first of 2 guest suites you reach 504. Walking in, you will appreciate everything in this bungalow sized, 2 bed, 2 bath, open concept design. From the luxury vinyl plank floors to the quartz counters, no detail was overlooked. The kitchen features a larger island, custom cabinets and classy open shelving. The large dining room & living room, perfect space for all your gatherings, leads you to the deck with ravine & downtown views. The primary bedroom, with attached ensuite and walk in closet give you all the luxuries you have been waiting for. A second bedroom & laundry room complete this unit. Also included are a storage cage & 2 parking stalls (1 underground). It's Time to Move Right in!!

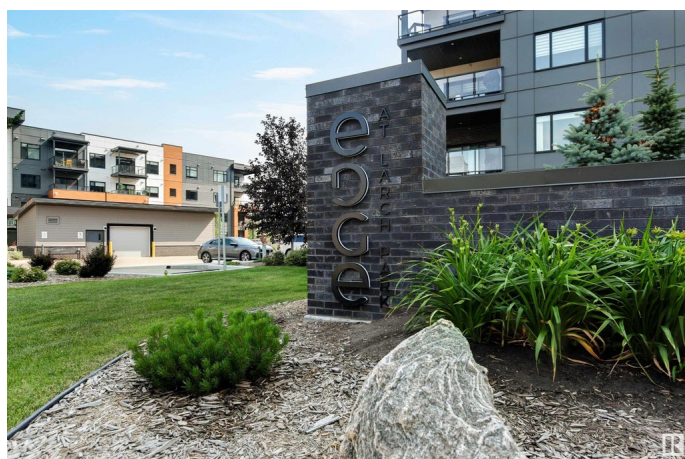
Built in 2020

### Essential Information

MLS® # E4448991

Price \$525,000

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	1,128
Acres	0.00
Year Built	2020
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	504 7463 May Common
Area	Edmonton
Subdivision	Magrath Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0X1

### Amenities

Amenities	Air Conditioner, Closet Organizers, Deck, Dog Run-Fenced In, Exercise Room, Fire Pit, Guest Suite, No Smoking Home, Parking-Visitor, Party Room, Patio, Recreation Room/Centre, Secured Parking, Security Door, Social Rooms, Vinyl Windows, See Remarks, Storage Cage, Natural Gas BBQ Hookup, Rooftop Deck/Patio
Parking Spaces	2
Parking	Heated, Single Indoor, Stall, Underground, See Remarks

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
# of Stories	6
Stories	6
Has Basement	Yes
Basement	None, No Basement

**Exterior**

Exterior	Wood, Brick, Fiber Cement
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Fruit Trees/Shrubs, Golf Nearby, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Transportation, Ravine View, Schools, Shopping Nearby, Vegetable Garden, View City, View Downtown, See Remarks
Roof	Flat
Construction	Wood, Brick, Fiber Cement
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 21st, 2025
Days on Market	4
Zoning	Zone 14
HOA Fees	236.25
HOA Fees Freq.	Annually
Condo Fee	\$576

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Listing information last updated on July 24th, 2025 at 11:02pm MDT