# \$439,900 - 7510 May Common, Edmonton

MLS® #E4434783

## \$439.900

3 Bedroom, 2.50 Bathroom, 1,391 sqft Condo / Townhouse on 0.00 Acres

Magrath Heights, Edmonton, AB

Welcome to this Stunning Net Zero townhouse in the sought-after area of Magrath Heights. This 3-Level, 3 bed & 2.5 bath home with a lower level shop, features 9' ceilings, hardwood, granite counter top, and metal spindle railings. The kitchen is a Chef's Dream & offers floor to ceiling cabinets, Stainless Steel appliances, a walk-in pantry & a large islandâ€"perfect for entertaining. Upstairs includes 3 generous bedrooms, a 4pc main bath, & a primary suite with walk-in closet and 4pc ensuite. Lower level has indoor shop, utility room, and direct access to a double attached garage. Enjoy a low-maintenance yard facing trees & Downtown. You'II love the views of downtown and seasonal fireworks from the comfort of home and yard. Landmark-built Net Zero design includes solar panels, triple-pane windows, 2x8 walls with spray foam insulation, and high-efficiency HVACâ€"offering year-round comfort and ultra-low utility bills. Amazing location: walk to ravine trails, near schools, shops, Whitemud Dr & Anthony Henday.

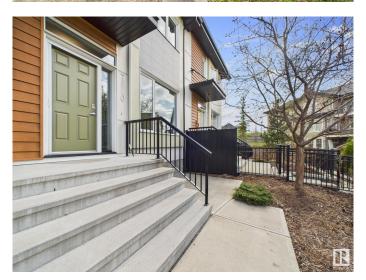


#### **Essential Information**

MLS® # E4434783 Price \$439,900







Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,391

Acres 0.00

Year Built 2013

Type Condo / Townhouse

Sub-Type Townhouse

Style 2 Storey

Status Active

# **Community Information**

Address 7510 May Common

Area Edmonton

Subdivision Magrath Heights

City Edmonton
County ALBERTA

Province AB

Postal Code T6R 0G9

#### **Amenities**

Amenities Air Conditioner, Closet Organizers, Detectors Smoke, Hot Water

Electric, Hot Water Tankless, No Animal Home, No Smoking Home,

Parking-Extra, Parking-Visitor, Patio, See Remarks, Solar Equipment

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 Baseboard, See Remarks, Electric

Stories 3

Has Basement Yes

Basement Partial, Finished

## **Exterior**

Exterior Wood, Vinyl

Exterior Features Airport Nearby, Back Lane, Golf Nearby, Landscaped, Low Maintenance

Landscape, Park/Reserve, Picnic Area, Playground Nearby, Public Transportation, Ravine View, Schools, Shopping Nearby, View

Downtown, See Remarks, Private Park Access

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed May 6th, 2025

Days on Market 88

Zoning Zone 14

HOA Fees 236.2

HOA Fees Freq. Annually

Condo Fee \$440

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