

\$814,900 - 311 7463 May Common, Edmonton

MLS® #E4464619

\$814,900

2 Bedroom, 2.00 Bathroom, 1,601 sqft
Condo / Townhouse on 0.00 Acres

Magrath Heights, Edmonton, AB

INCREDIBLE VIEW! MAINTENANCE-FREE LUXURY LIVING AT ITS BEST! Welcome to The Edge at Larch Park, an exclusive SW condo community on the ravine in prestigious Magrath Heights. This immaculate 2-bedroom plus den home offers 1,600 plus sq. ft. of refined living with peaceful ravine views from every main room including the spacious balcony. Enjoy 9-ft ceilings, vinyl plank flooring, and a gourmet kitchen with huge island, gas cooktop, built-in oven, and custom cabinetry. The living area centers around a striking marble-tiled fireplace. The spacious primary suite includes a spa-inspired ensuite and custom walk-in closet. Features A/C, glass-enclosed office, ensuite laundry, Quartz Countertops, 2 titled parking stalls, large private storage & storage cage. World-class amenities include a Chef's Kitchen, Lounge, Fitness Centre, Yoga Studio, Games Room, Firepit, Craft Room, Library, Pet Spa, Dog Park, Meditation Room, Rooftop Patio, Boardroom & Guest Suites. Steps to scenic trails—luxury, nature, and convenience!

Built in 2020

Essential Information

MLS® #	E4464619
Price	\$814,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,601
Acres	0.00
Year Built	2020
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	311 7463 May Common
Area	Edmonton
Subdivision	Magrath Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0X1

Amenities

Amenities	Air Conditioner, Bar, Ceiling 9 ft., Closet Organizers, Dance Floor, Deck, Dog Run-Fenced In, Exercise Room, Fire Pit, Guest Suite, Parking-Visitor, Party Room, Patio, Recreation Room/Centre, Security Door, Social Rooms, Storage-Locker Room, Storage Cage, Natural Gas BBQ Hookup, Rooftop Deck/Patio
Parking Spaces	2
Parking	Underground, See Remarks
Is Waterfront	Yes

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garburator, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings
Heating	Fan Coil, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
# of Stories	6

Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Brick, Fiber Cement
Exterior Features	Backs Onto Park/Trees, Creek, Environmental Reserve, Flat Site, Landscaped, Picnic Area, Playground Nearby, Private Setting, Public Transportation, Ravine View, Schools, Shopping Nearby
Roof	Flat
Construction	Wood, Brick, Fiber Cement
Foundation	Concrete Perimeter

Additional Information

Date Listed	November 2nd, 2025
Days on Market	12
Zoning	Zone 14
HOA Fees	236.25
HOA Fees Freq.	Annually
Condo Fee	\$834

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