

# \$1,760,000 - 7549 May Common, Edmonton

MLS® #E4431940

**\$1,760,000**

4 Bedroom, 3.50 Bathroom, 3,509 sqft

Single Family on 0.00 Acres

Magrath Heights, Edmonton, AB

Elevate your lifestyle with 7549 May Common! Nestled against a captivating ravine, this home is a showstopper at every turn. Over 3500 sqft + FF BSMT, it's a masterpiece boasting 4 beds & 3½ baths. Unleash your inner chef in the gourmet kitchen, while the private dining room adds a touch of elegance. Cozy breakfast nook, living room w/ FP, office, mudroom, & powder room. Upstairs features a bonus room, the main bath and 3 bedrooms. The primary is a haven of luxury w/ walk-in closet and lavish spa like 5pc ensuite. The FF BSMT is an entertainment haven with a 4th bed, 3pc bath, wet bar, family room, rec room & golf simulator room! Triple car garage adds convenience & backyard flows to ravine-side walking path. Top-notch appliances, granite counters, eat-in island, custom cabinetry, porcelain tile & engineered wood flooring. The exterior is stone & hardie board. Craftsmanship shines w/ meticulous attention to detail, setting this home apart. Nearby amenities, schools & Terwillegar Rec Centre.

Built in 2015

## Essential Information

MLS® #	E4431940
Price	\$1,760,000
Bedrooms	4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,509
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	7549 May Common
Area	Edmonton
Subdivision	Magrath Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0G9

### Amenities

Amenities	Air Conditioner, Bar, Closet Organizers, Deck, Wet Bar, See Remarks
Parking	Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert, Stone Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Hardie Board Siding
Exterior Features	Landscaped, Playground Nearby, Public Transportation, Ravine View, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Hardie Board Siding
Foundation	Concrete Perimeter

### **School Information**

Elementary	NELLIE CARLSON SCHOOL
Middle	NELLIE CARLSON SCHOOL
High	LILLIAN OSBORNE SCHOOL

### **Additional Information**

Date Listed	April 21st, 2025
Days on Market	78
Zoning	Zone 14

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