

# **\$639,900 - 416 7471 May Common, Edmonton**

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MLS® #E4445831

**\$639,900**

2 Bedroom, 2.00 Bathroom, 1,300 sqft

Condo / Townhouse on 0.00 Acres

Magrath Heights, Edmonton, AB

TOP FLOOR, CORNER UNIT, PRIME RAVINE VIEW... This 1300 sq ft 2 bed / 2 bath condo is undoubtedly the CROWN JEWEL of building 2 in The Edge. It's not every day that the VERY BEST unit in the building comes for sale. Sellers waited in line on opening day to secure it... and now this is your chance! The Primrose II floor plan is thoughtfully designed and showcases a view from every room. Only 1 year new and upgraded with many high end customizations: Glass cabinet fronts, cabinet pull outs and extra drawers, bar fridge, upgraded carpet underlay & blackout blinds (primary bed). A beautiful space to downsize, live life and surround yourself with like-minded friends. COMES WITH AC, 2 PARKING STALLS, & STORAGE + LUXURIOUS AMENITIES like the Owner's Lounge, Chefs Kitchen, Fitness and Yoga Studio, Garden, Fire Pit, Games Room, Art Studio, Dog park, Dog Wash & more. Grab a glass of wine and meet up on the ROOFTOP DECK, or welcome friends to your private corner balcony overlooking THE CITY! Welcome Home...



Built in 2024

## **Essential Information**

MLS® #                    E4445831

Price                      \$639,900

Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,300
Acres	0.00
Year Built	2024
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	416 7471 May Common
Area	Edmonton
Subdivision	Magrath Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0X5

### Amenities

Amenities	Air Conditioner, Ceiling 10 ft., Closet Organizers, Exercise Room, Fire Pit, Guest Suite, No Animal Home, Parking-Visitor, Party Room, Recreation Room/Centre, Social Rooms, See Remarks, Storage Cage, Natural Gas BBQ Hookup, Rooftop Deck/Patio
Parking Spaces	2
Parking	Heated, Stall, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings, Wine/Beverage Cooler
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
# of Stories	4
Stories	1
Has Basement	Yes

Basement	None, No Basement
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## Exterior

Exterior	Wood, Brick, Metal, Hardie Board Siding
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Exterior Features	Backs Onto Park/Trees, Creek, Environmental Reserve, Golf Nearby, Landscaped, Park/Reserve, Picnic Area, Private Setting, Public Transportation, Ravine View, River Valley View, Shopping Nearby, View City, View Downtown
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Roof	Flat
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Construction	Wood, Brick, Metal, Hardie Board Siding
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Foundation	Concrete Perimeter
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## Additional Information

Date Listed	July 4th, 2025
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Days on Market	3
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Zoning	Zone 14
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HOA Fees	236.25
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HOA Fees Freq.	Annually
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Condo Fee	\$637
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Listing information last updated on July 7th, 2025 at 5:02pm MDT