

\$525,000 - 303 7463 May Common, Edmonton

MLS® #E4460259

\$525,000

2 Bedroom, 2.00 Bathroom, 1,133 sqft

Condo / Townhouse on 0.00 Acres

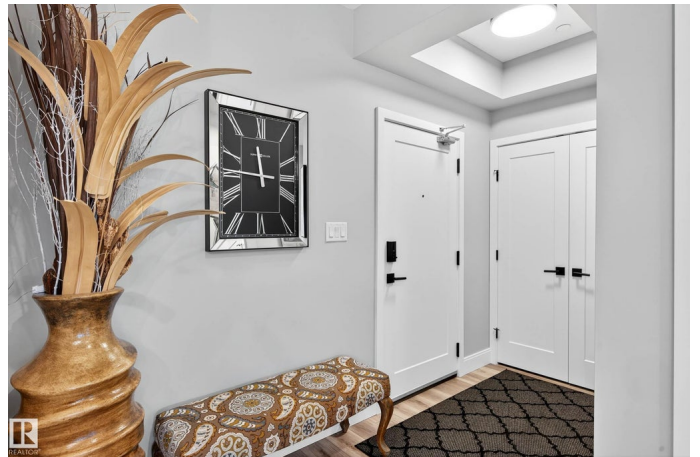
Magrath Heights, Edmonton, AB

Discover upscale living in this stunning 3rd floor condo at The Edge in Larch Park, one of Magrath Heights's™ most sought-after addresses. Designed for both style and comfort, this 2 bedroom, 2 bathroom home showcases a chef-inspired kitchen, open concept living space with electric fireplace, upgraded appliances, spacious closets, A/C, in-suite laundry, and upgraded power balcony sun coverings. Enjoy the convenience of two underground parking stalls and extra cage storage. This building offers an unmatched lifestyle with countless amenities including a Rooftop Terrace overlooking the ravine, Owner's™ Lounge, Fitness & Yoga Studio, Games Room, Library, Theater, Multiple Guest Suites, Dog Park & Wash, and more. Step outside to endless trails, or take advantage of quick access to shopping, dining, Anthony Henday, and Whitemud. A rare blend of luxury and tranquility—this home is move-in ready and waiting for you.

Built in 2020

Essential Information

MLS® #	E4460259
Price	\$525,000
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	1,133
Acres	0.00
Year Built	2020
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	303 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 Animal Home, No Smoking Home, Parking-Visitor, Party Room, Patio, Recreation Room/Centre, Secured Parking, Security Door, Social Rooms, Workshop, See Remarks, Storage Cage, Rooftop Deck/Patio
Parking Spaces	2
Parking	Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Fan Coil, Forced Air-1, Natural Gas
# of Stories	6
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Brick, Concrete, Metal
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Golf Nearby, Playground

Nearby, Public Transportation, Schools, Shopping Nearby, View City,
View Downtown

Roof	Flat
Construction	Wood, Brick, Concrete, Metal
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 1st, 2025
Days on Market	13
Zoning	Zone 14
HOA Fees	236.25
HOA Fees Freq.	Annually
Condo Fee	\$607

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 14th, 2025 at 1:02pm MDT