

## \$498,800 - 619 7463 May Common, Edmonton

MLS® #E4461508

**\$498,800**

2 Bedroom, 2.00 Bathroom, 1,267 sqft

Condo / Townhouse on 0.00 Acres

Magrath Heights, Edmonton, AB

STUNNING TOP FLOOR unit with soaring 10' ceilings, 9' doors & in excellent condition!

Open concept Oakley layout encompasses a sizeable kitchen w/ walk-in pantry & ample cabinetry, large living room, massive primary w/ dual sink ensuite & walk in closet. Plus 2nd bedroom, 2nd bthrm & walk-in laundry rm!

Upgrades include: ceiling height cabinets, LVP, extended 75" electric fireplace & more. West unit orientation offers a brightly lit space & 6th floor location ensures privacy from other units & a view of the tree-filled Magrath neighborhood. Exceptional amenities include high quality social room (movie space, bar, kitchen, ample seating) w/ access to ravine-facing patio & fire pit area, roof top patio, gym, library, craft room, boardroom, guest suites & a 3-bay enclosed dog wash station! Plus a fenced dog run along Building 1. Enjoy daily ravine walks on the maintained trails of Larch Park, or head into the ravine for a nature escape right out your back door! Plus underground parking w/ storage.

Built in 2020

### Essential Information

MLS® # E4461508

Price \$498,800

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,267                  |
| Acres          | 0.00                   |
| Year Built     | 2020                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 619 7463 May Common |
| Area        | Edmonton            |
| Subdivision | Magrath Heights     |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6R 0X1             |

### Amenities

|               |                                                                                                                                                                           |
|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities     | Ceiling 10 ft., Deck, Exercise Room, Guest Suite, Parking-Extra, Parking-Visitor, Party Room, Patio, Recreation Room/Centre, Secured Parking, Security Door, Social Rooms |
| Parking       | Stall, Underground, See Remarks                                                                                                                                           |
| Is Waterfront | Yes                                                                                                                                                                       |

### Interior

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount |
| Heating           | Fan Coil, Natural Gas                                                                                                                       |
| # 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, Landscaped, Picnic Area, Playground Nearby, Private Setting, Public Transportation, Ravine View, Schools, Shopping Nearby |
| Roof              | Flat                                                                                                                                                                           |
| Construction      | Wood, Brick, Fiber Cement                                                                                                                                                      |
| Foundation        | Concrete Perimeter                                                                                                                                                             |

### School Information

|            |                            |
|------------|----------------------------|
| Elementary | WilliamIrwin/NellieCarlso  |
| Middle     | JosephMacneil/NellieCarlso |
| High       | MMM/LillianOsborne         |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 5                 |
| Zoning         | Zone 14           |
| HOA Fees       | 235.25            |
| HOA Fees Freq. | Annually          |
| Condo Fee      | \$546             |

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Listing information last updated on October 14th, 2025 at 3:32pm MDT