

\$582,000 - 317 7471 May Common, Edmonton

MLS® #E4450390

\$582,000

2 Bedroom, 2.00 Bathroom, 1,294 sqft
Condo / Townhouse on 0.00 Acres

Magrath Heights, Edmonton, AB

Experience elevated urban living in this exceptional corner unit, offering 2 bedrooms and 2 bathrooms with stunning views and upscale finishes throughout. Enjoy 9-foot ceilings and luxury vinyl plank flooring, which create a spacious, refined ambiance. The sleek kitchen impresses with quartz counters, high-end appliances, and a modern open-concept layout. Residents have access to premium amenities including a gourmet kitchen and lounge, fitness and yoga studios, a rooftop patio, games room, art studio, library, cozy fire pit, fenced dog park, and a convenient dog wash station. Situated near scenic walking trails, this home delivers both tranquility and urban convenience. Benefit from two titled parking spaces—one heated underground with storage and one surface spot. Embrace a low-maintenance lifestyle that frees up time for your passions, all within the vibrant Magrath Heights community.

Built in 2024

Essential Information

MLS® #	E4450390
Price	\$582,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	1,294
Acres	0.00
Year Built	2024
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	317 7471 May Common
Area	Edmonton
Subdivision	Magrath Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0X5

Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Detectors Smoke, Exercise Room, Fire Pit, No Smoking Home, Parking-Visitor, Party Room, Patio, Recreation Room/Centre, Social Rooms, Storage-In-Suite, Storage Cage, Rooftop Deck/Patio
Parking Spaces	2
Parking	Heated, Parkade, Stall, Underground, See Remarks

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Stove-Countertop Gas, Washer, Window Coverings
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Hardie Board Siding
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Exterior Features	Airport Nearby, Backs Onto Public Transportation, School
Roof	Flat
Construction	Wood, Hardie Board Siding
Foundation	Concrete Perimeter



Additional Information

Date Listed	July 30th, 2025
Days on Market	4
Zoning	Zone 14
HOA Fees	236.25
HOA Fees Freq.	Annually
Condo Fee	\$637

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Listing information last updated on August 3rd, 2025 at 5:47am MDT