

## \$579,800 - 7478 May Common, Edmonton

MLS® #E4433718

**\$579,800**

3 Bedroom, 3.50 Bathroom, 1,834 sqft

Single Family on 0.00 Acres

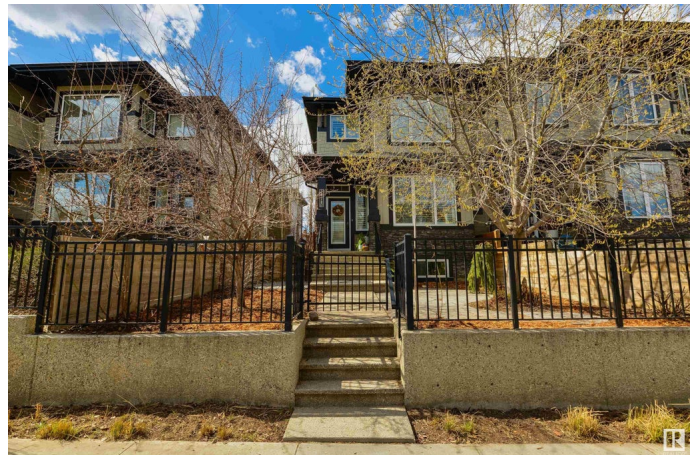
Magrath Heights, Edmonton, AB

Welcome to this stunning half duplex located in the highly desirable neighborhood of Magrath Heights across from the ravine. This beautifully designed home features an open concept main floor with a living room, large kitchen with an island and a vaulted ceiling over the dining room, bringing in a spacious feel. Completing this floor is the mudroom attached to the garage and neatly tucked away powder room. Upstairs is home to the primary bedroom including a large 5 pc ensuite and walk in closet equipped with built in shelving. Completing the upper level is the bonus room, another large bedroom (which can be converted to two separate rooms) and 4pc bathroom. Hardwood throughout the main and second floor. The finished basement offers an additional living room and wet bar making it the perfect entertaining spot, along with another 3 pc bathroom and bedroom. With a double attached garage, private side yard, gated front yard and a stone throw from the ravine this is a must see!

Built in 2013

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4433718  |
| Price    | \$579,800 |
| Bedrooms | 3         |



|                |                      |
|----------------|----------------------|
| Bathrooms      | 3.50                 |
| Full Baths     | 3                    |
| Half Baths     | 1                    |
| Square Footage | 1,834                |
| Acres          | 0.00                 |
| Year Built     | 2013                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 7478 May Common |
| Area        | Edmonton        |
| Subdivision | Magrath Heights |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6R 0G9         |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Wine/Beverage Cooler |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|                   |                                  |
|-------------------|----------------------------------|
| Exterior          | Wood, Stone, Hardie Board Siding |
| Exterior Features | See Remarks                      |
| Roof              | Asphalt Shingles                 |
| Construction      | Wood, Stone, Hardie Board Siding |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 1st, 2025  
Days on Market                3  
Zoning                              Zone 14  
HOA Fees                         250  
HOA Fees Freq.                Annually

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