

\$875,000 - 7358 May Common, Edmonton

MLS® #E4435347

\$875,000

3 Bedroom, 2.50 Bathroom, 1,543 sqft

Single Family on 0.00 Acres

Magrath Heights, Edmonton, AB

LOCATION - Across from the RAVINE/walking trails! Executive half duplex BUNGALOW located in a quiet keyhole cul-de-sac located in the sought after MAGRATH HEIGHTS neighborhood. This open design has 3 bedrooms + a den, 3 bathrooms, 2 fire places & main floor laundry. This layout is perfect for those who entertain, kitchen is open to the living & dining area & includes granite counters, corner pantry, feature wall, lots of cupboards & a large island. Patio doors lead to a large no maintenance deck. Large primary bedroom has a fireplace, large walk in closet, soaker tub, 2 sinks & a large shower. The basement has two large bedrooms, family room, wet bar, a games area & storage room. Garage has metal cabinets sealed floor & drain. Built to GREENBUILT certification level & includes: HE furnace, HWT, tripleE glass, HRV, Extra insulation, LED lighting. This is not a condo association the 10 owners in the cul-de-sac are part of an HOA- They work together to reduce cost of lawn & snow removal approx \$126/mth.

Built in 2014

Essential Information

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Price \$875,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,543
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

Community Information

Address	7358 May Common
Area	Edmonton
Subdivision	Magrath Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0V7

Amenities

Amenities	On Street Parking, Ceiling 9 ft., Closet Organizers, Deck, Front Porch, No Animal Home, No Smoking Home, Sprinkler Sys-Underground, Wet Bar, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Gas, Vacuum Systems, Washer, Water Softener
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Double Sided
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Cul-De-Sac, Golf Nearby, Landscaped, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Private Setting, Public Transportation, Shopping Nearby, Ski Hill Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 8th, 2025
Days on Market	7
Zoning	Zone 14
HOA Fees	236.25
HOA Fees Freq.	Annually

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