

# \$539,950 - 7448 May Common, Edmonton

MLS® #E4458339

**\$539,950**

4 Bedroom, 3.50 Bathroom, 1,519 sqft  
Single Family on 0.00 Acres

Magrath Heights, Edmonton, AB

Executive townhome in prestigious Magrath Heights, built by Kimberly Homes, offering 1,500 sq ft of stylish living with 4 bedrooms & 3.5 baths. The main floor features hardwood floors, soaring ceilings, a modern fireplace, and HUGE windows that flood the space with natural light. The gourmet kitchen boasts quartz countertops, a new gas stove & dishwasher, and flows into the bright dining area overlooking the yard. Upstairs youâ€™ll find 3 bedrooms, including a serene primary retreat with jetted tub, dual sinks & separate shower. The fully finished basement includes a bedroom, 3-pce bath, rec area, and loads of storage. Enjoy the private yard with a deck, BBQ gas line, stone patio & double garage. Perfectly located in Larch Park, just steps to Blackmud Ravine trails, community gardens & schools.

Built in 2013

## Essential Information

MLS® #	E4458339
Price	\$539,950
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,519



Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### Community Information

Address	7448 May Common
Area	Edmonton
Subdivision	Magrath Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0V2

### Amenities

Amenities	Ceiling 9 ft., No Smoking Home
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Paved Lane, Playground Nearby, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 18th, 2025  
Zoning                              Zone 14  
HOA Fees                         225  
HOA Fees Freq.                Annually

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Listing information last updated on September 18th, 2025 at 2:32pm MDT