

## \$925,000 - 1 7570 May Common, Edmonton

MLS® #E4424523

**\$925,000**

3 Bedroom, 2.50 Bathroom, 1,700 sqft  
Condo / Townhouse on 0.00 Acres

Magrath Heights, Edmonton, AB

Highly sought after Cascades of Larch Park, backing ravine & fronting walking trails, ponds & park. Fully finished bungalow, offering approx 3300sf of living space w/3 living areas, 3 bedrooms + 2 flex rooms. Gleaming hardwood greets you through an open floorplan & rays of natural light. This executive home features 9' ceilings, wainscoting, built-in speakers, upgraded mechanicals & in mint condition. Sunny west facing den is perfect for a home office/library. Great room highlights a stone surround fireplace & provides direct access to balcony/ravine views. Bright kitchen is equipped w/plenty of storage space, white maple shaker cabinets, S/S upgraded appliances, granite counters & walkthrough pantry. Spacious dining nook can accommodate extended dining. Large primary bedroom w/ample windows, 5pc ensuite & dressing room. Dual seating areas on recreation level, wet bar, gym/flex room, 2 bedrooms, 3pc bath is perfect for extended guest stays. Privately located, surrounded by nature & well maintained complex.



Built in 2013

### Essential Information

MLS® #	E4424523
Price	\$925,000

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,700
Acres	0.00
Year Built	2013
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### **Community Information**

Address	1 7570 May Common
Area	Edmonton
Subdivision	Magrath Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0G9

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, No Smoking Home, Wet Bar
Parking Spaces	3
Parking	Double Garage Attached, Over Sized

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Water Softener, Window Coverings, Wine/Beverage Cooler, See Remarks
Heating	In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

## School Information

Elementary	Monsignor W.I./Nellie Carl
Middle	Arch JosephMac/Nellie Carl
High	Archbishop Joseph MacNeil

## Additional Information

Date Listed	March 7th, 2025
Days on Market	105
Zoning	Zone 14
HOA Fees	236
HOA Fees Freq.	Annually
Condo Fee	\$326

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