

# \$639,900 - 416 7471 May Common, Edmonton

MLS® #E4445831

**\$639,900**

2 Bedroom, 2.00 Bathroom, 1,300 sqft

Condo / Townhouse on 0.00 Acres

Magrath Heights, Edmonton, AB

TOP FLOOR, CORNER UNIT, PRIME RAVINE VIEW... This 1300 sq ft 2 bed / 2 bath condo is undoubtedly the CROWN JEWEL of building 2 in The Edge. It's not every day that the VERY BEST unit in the building comes for sale. Sellers waited in line on opening day to secure it... and now this is your chance! The Primrose II floor plan is thoughtfully designed and showcases a view from every room. Only 1 year new and upgraded with many high end customizations: Glass cabinet fronts, cabinet pull outs and extra drawers, bar fridge, upgraded carpet underlay & blackout blinds (primary bed). A beautiful space to downsize, live life and surround yourself with like-minded friends. COMES WITH AC, 2 PARKING STALLS, & STORAGE + LUXURIOUS AMENITIES like the Owner's Lounge, Chefs Kitchen, Fitness and Yoga Studio, Garden, Fire Pit, Games Room, Art Studio, Dog park, Dog Wash & more. Grab a glass of wine and meet up on the ROOFTOP DECK, or welcome friends to your private corner balcony overlooking THE CITY! Welcome Home...

Built in 2024

## Essential Information

MLS® # E4445831

Price \$639,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,300
Acres	0.00
Year Built	2024
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	416 7471 May Common
Area	Edmonton
Subdivision	Magrath Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0X5

### Amenities

Amenities	Air Conditioner, Ceiling 10 ft., Closet Organizers, Exercise Room, Fire Pit, Guest Suite, No Animal Home, Parking-Visitor, Party Room, Recreation Room/Centre, Social Rooms, See Remarks, Storage Cage, Natural Gas BBQ Hookup, Rooftop Deck/Patio
Parking Spaces	2
Parking	Heated, Stall, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings, Wine/Beverage Cooler
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, Brick, Metal, Hardie Board Siding

Exterior Features        Backs Onto Park/Trees, Creek, Environmental Reserve, Golf Nearby, Landscaped, Park/Reserve, Picnic Area, Private Setting, Public Transportation, Ravine View, River Valley View, Shopping Nearby, View City, View Downtown

Roof                              Flat

Construction              Wood, Brick, Metal, Hardie Board Siding

Foundation                Concrete Perimeter

**Additional Information**

Date Listed                 July 4th, 2025

Days on Market            1

Zoning                        Zone 14

HOA Fees                    236.25

HOA Fees Freq.            Annually

Condo Fee                   \$637

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Listing information last updated on July 5th, 2025 at 12:17pm MDT