

## \$525,000 - 303 7463 May Common, Edmonton

MLS® #E4460259

**\$525,000**

2 Bedroom, 2.00 Bathroom, 1,133 sqft

Condo / Townhouse on 0.00 Acres

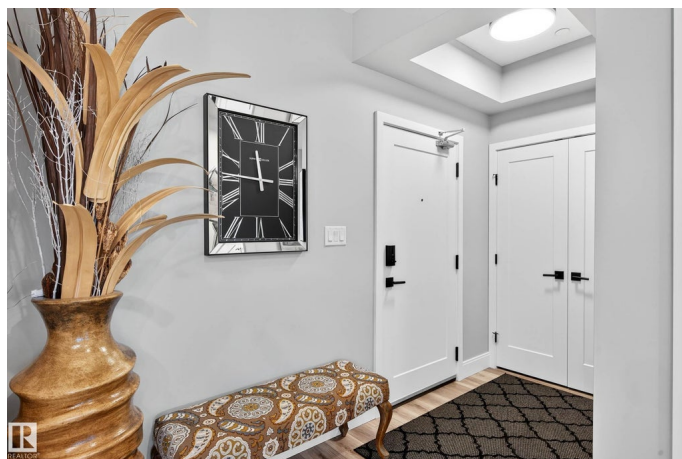
Magrath Heights, Edmonton, AB

Discover upscale living in this stunning 3rd floor condo at The Edge in Larch Park, one of Magrath Heights's™ most sought-after addresses. Designed for both style and comfort, this 2 bedroom, 2 bathroom home showcases a chef-inspired kitchen, open concept living space with electric fireplace, upgraded appliances, spacious closets, A/C, in-suite laundry, and upgraded power balcony sun coverings. Enjoy the convenience of two underground parking stalls and extra cage storage. This building offers an unmatched lifestyle with countless amenities including a Rooftop Terrace overlooking the ravine, Owner's™ Lounge, Fitness & Yoga Studio, Games Room, Library, Theater, Multiple Guest Suites, Dog Park & Wash, and more. Step outside to endless trails, or take advantage of quick access to shopping, dining, Anthony Henday, and Whitemud. A rare blend of luxury and tranquility—this home is move-in ready and waiting for you.

Built in 2020

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4460259  |
| Price     | \$525,000 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,133                  |
| Acres          | 0.00                   |
| Year Built     | 2020                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 303 7463 May Common |
| Area        | Edmonton            |
| Subdivision | Magrath Heights     |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6R 0X1             |

### Amenities

|                |                                                                                                                                                                                                                                                                                                       |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Closet Organizers, Deck, Dog Run-Fenced In, Exercise Room, Fire Pit, Guest Suite, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Patio, Recreation Room/Centre, Secured Parking, Security Door, Social Rooms, Workshop, See Remarks, Storage Cage, Rooftop Deck/Patio |
| Parking Spaces | 2                                                                                                                                                                                                                                                                                                     |
| Parking        | Underground                                                                                                                                                                                                                                                                                           |

### Interior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Fan Coil, Forced Air-1, Natural Gas                                              |
| # of Stories      | 6                                                                                |
| Stories           | 1                                                                                |
| Has Basement      | Yes                                                                              |
| Basement          | None, No Basement                                                                |

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior          | Wood, Brick, Concrete, Metal                                   |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Golf Nearby, Playground |

Nearby, Public Transportation, Schools, Shopping Nearby, View City, View Downtown

|              |                              |
|--------------|------------------------------|
| Roof         | Flat                         |
| Construction | Wood, Brick, Concrete, Metal |
| Foundation   | Concrete Perimeter           |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 18                |
| Zoning         | Zone 14           |
| HOA Fees       | 236.25            |
| HOA Fees Freq. | Annually          |
| Condo Fee      | \$607             |

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Listing information last updated on October 19th, 2025 at 1:47pm MDT