

\$925,000 - 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	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	100
Zoning	Zone 14
HOA Fees	236
HOA Fees Freq.	Annually
Condo Fee	\$326

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