

# \$545,000 - 315 7471 May Common Nw, Edmonton

MLS® #E4449929

**\$545,000**

2 Bedroom, 2.00 Bathroom, 1,134 sqft  
Condo / Townhouse on 0.00 Acres

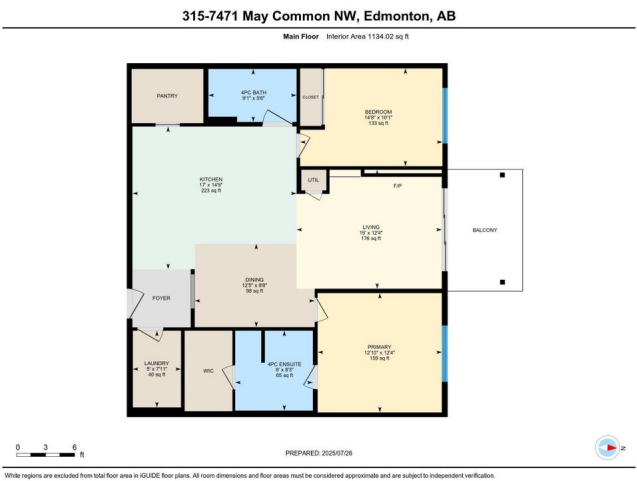
Magrath Heights, Edmonton, AB

PRIME RAVINE VIEW | THE EDGE “ BUILDING 2 Welcome to one of the most desirable suites in Building 2 “ the sought-after Oakley floor plan offering 2 bedrooms, 2 bathrooms, and incredible ravine and city views from every room. Just 1 year old and tastefully upgraded with cabinet pull-outs, added drawers, upgraded carpet underlay, and blackout blinds in the primary suite. Enjoy central A/C, 2 titled parking stalls, and a secure storage unit. A perfect place to simplify life in style or downsize while joining a vibrant, like-minded community. Amenities include: “ Fitness & Yoga Studio “ Art Room “ Games Room “ Garden & Fire Pit “ Chef’s Kitchen & Owner’s Lounge “ Dog Park & Dog Wash “ Rooftop Patio with sweeping views Relax on your private balcony, surrounded by treetops. The Edge “ where comfort, community, and lifestyle come together.

Built in 2024

## Essential Information

MLS® #	E4449929
Price	\$545,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	1,134
Acres	0.00
Year Built	2024
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	315 7471 May Common Nw
Area	Edmonton
Subdivision	Magrath Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0X5

### Amenities

Amenities	Air Conditioner, Dog Run-Fenced In, Exercise Room, Fire Pit, Guest Suite, Party Room, Patio, Recreation Room/Centre, Storage-Locker Room, Natural Gas BBQ Hookup, Rooftop Deck/Patio
Parking Spaces	2
Parking	Stall, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer
Heating	Fan Coil, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Hardie Board Siding
Exterior Features	Backs Onto Park/Trees, Ski Hill Nearby
Roof	Flat
Construction	Wood, Hardie Board Siding

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 26th, 2025  
Days on Market                5  
Zoning                              Zone 14  
HOA Fees                         236.25  
HOA Fees Freq.                Annually  
Condo Fee                        \$498

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