

\$449,000 - 402 7463 May Common, Edmonton

MLS® #E4456533

\$449,000

2 Bedroom, 2.00 Bathroom, 1,100 sqft
Condo / Townhouse on 0.00 Acres

Magrath Heights, Edmonton, AB

UNDER \$450,000 in THE EDGE! Welcome to SW Edmonton's most exclusive condo building, perched on the ravine in prestigious Larch Park. This stunning 2 bed, 2 bathroom suite is 1100 sq ft of refined living with ravine and skyline views from your 4th-floor balcony. The kitchen is an absolute standout with gorgeous sage green cabinetry (2025's trendiest hue!), upgraded black stainless steel appliances, and a HUGE island/built-in dining table PLUS built-in bar. The bedrooms are spacious and the bathrooms are truly impressive in both size and design. This unit is air-conditioned and includes underground parking with a storage cage! The Edge boasts exceptional amenities: chef's kitchen, lounge (for gathering or playing cards), gym, yoga studio, library, boardroom, games room (pool, ping pong & a sports viewing area), guest suites, fire pit and rooftop deck... to name a few. You may as well be on a cruise! A fabulous unit in a highly desirable building with all you need to live life luxuriously. Welcome Home...

Built in 2020

Essential Information

MLS® #	E4456533
Price	\$449,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,100
Acres	0.00
Year Built	2020
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	402 7463 May Common
Area	Edmonton
Subdivision	Magrath Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0X1

Amenities

Amenities	Air Conditioner, Bar, Ceiling 9 ft., Deck, Dog Run-Fenced In, Exercise Room, Fire Pit, Guest Suite, Parking-Visitor, Party Room, Recreation Room/Centre, Storage Cage, Natural Gas BBQ Hookup, Rooftop Deck/Patio
Parking	Heated, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Fan Coil, Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
# of Stories	6
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Brick, Fiber Cement
Exterior Features	Backs Onto Park/Trees, Environmental Reserve, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Private Setting, Public Transportation, Ravine View, Schools, Shopping Nearby, View City, View Downtown
Roof	Flat
Construction	Wood, Brick, Fiber Cement
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 5th, 2025
Days on Market	14
Zoning	Zone 14
HOA Fees	236.25
HOA Fees Freq.	Annually
Condo Fee	\$531

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 18th, 2025 at 11:02pm MDT