

## \$779,900 - 7212 May Road, Edmonton

MLS® #E4442694

**\$779,900**

5 Bedroom, 3.50 Bathroom, 2,441 sqft

Single Family on 0.00 Acres

Magrath Heights, Edmonton, AB

**OVERSIZED HEATED TRIPLE GARAGE! SECOND KITCHEN! NICELY UPGRADED! LOW MAINTENANCE!** This 2440 sq ft, 5 bed, 3.5 bath Kimberly Homes duplex in desirable Larch Park is packed with value & perfect for the working professionals or those valuing extra driveway space! 9' ceilings greet you throughout the main level, w/ stunning hardwood & tile, gas fireplace w/ windows galore, and beautiful open concept dining / kitchen layout; ideal for entertaining! Chef's kitchen w/ quartz countertops, cabinets for days, gas oven & corner pantry. Functional mudroom w/ laundry room. Upstairs brings 3 large bedrooms, including the massive primary bedroom & luxurious 5 pce ensuite / walk in closet to rival anything on the market! Amazing patio to watch the sunset, spacious bonus room for movie night & 4 pce bath. The basement is fully finished, w/ 9 ft ceilings, vinyl plank flooring, large rec / games room, 2 bedrooms, second kitchen area for extra meal prep, & 3 pce bath. Wood decks for summer BBQ w/ turf in front. A must see!

Built in 2015

### Essential Information

MLS® # E4442694

Price \$779,900



|                |               |
|----------------|---------------|
| Bedrooms       | 5             |
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 2,441         |
| Acres          | 0.00          |
| Year Built     | 2015          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 7212 May Road   |
| Area        | Edmonton        |
| Subdivision | Magrath Heights |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6R 0V9         |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, No Smoking Home, Patio, Vinyl Windows, Wet Bar, See Remarks, 9 ft. Basement Ceiling, Rooftop Deck/Patio |
| Parking   | Heated, Over Sized, Triple Garage Attached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dryer, Garage Control, Garage Opener, Hood Fan, Stove-Gas, Washer, Window Coverings, Refrigerators-Two, Garage Heater |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Insert  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Hardie Board Siding   |
| Exterior Features | Back Lane, Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Hardie Board Siding   |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 16th, 2025 |
| Days on Market | 1               |
| Zoning         | Zone 14         |
| HOA Fees       | 210             |
| HOA Fees Freq. | Annually        |

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Listing information last updated on June 17th, 2025 at 11:47am MDT