

## \$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

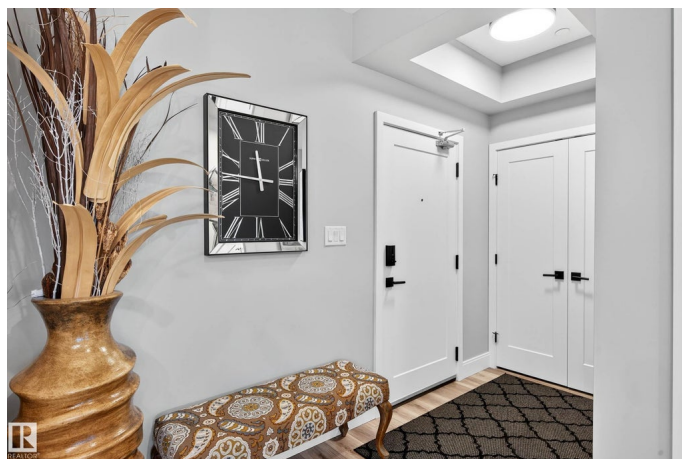
Magrath Heights, Edmonton, AB

Discover upscale living in this stunning 3rd floor condo at The Edge in Larch Park, one of Magrath Heightsâ€™™ 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, Ownerâ€™™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 tranquilityâ€™™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	1
Zoning	Zone 14
HOA Fees	236.25
HOA Fees Freq.	Annually
Condo Fee	\$607

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Listing information last updated on October 2nd, 2025 at 5:32pm MDT