

## \$579,800 - 7478 May Common, Edmonton

MLS® #E4433718

**\$579,800**

3 Bedroom, 3.50 Bathroom, 1,834 sqft

Single Family on 0.00 Acres

Magrath Heights, Edmonton, AB

Welcome to this stunning half duplex located in the highly desirable neighborhood of Magrath Heights across from the ravine. This beautifully designed home features an open concept main floor with a living room, large kitchen with an island and a vaulted ceiling over the dining room, bringing in a spacious feel. Completing this floor is the mudroom attached to the garage and neatly tucked away powder room. Upstairs is home to the primary bedroom including a large 5 pc ensuite and walk in closet equipped with built in shelving. Completing the upper level is the bonus room, another large bedroom (which can be converted to two separate rooms) and 4pc bathroom. Hardwood throughout the main and second floor. The finished basement offers an additional living room and wet bar making it the perfect entertaining spot, along with another 3 pc bathroom and bedroom. With a double attached garage, private side yard, gated front yard and a stone throw from the ravine this is a must see!

Built in 2013

### Essential Information

MLS® # E4433718

Price \$579,800

Bedrooms 3



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,834
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### **Community Information**

Address	7478 May Common
Area	Edmonton
Subdivision	Magrath Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0G9

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Wine/Beverage Cooler
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Hardie Board Siding
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Hardie Board Siding

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 1st, 2025  
Days on Market                1  
Zoning                            Zone 14  
HOA Fees                        250  
HOA Fees Freq.                Annually

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