

## \$814,900 - 311 7463 May Common, Edmonton

MLS® #E4464619

**\$814,900**

2 Bedroom, 2.00 Bathroom, 1,601 sqft  
Condo / Townhouse on 0.00 Acres

Magrath Heights, Edmonton, AB

INCREDIBLE VIEW! MAINTENANCE-FREE LUXURY LIVING AT ITS BEST! Welcome to The Edge at Larch Park, an exclusive SW condo community on the ravine in prestigious Magrath Heights. This immaculate 2-bedroom plus den home offers 1,600 plus sq. ft. of refined living with peaceful ravine views from every main room including the spacious balcony. Enjoy 9-ft ceilings, vinyl plank flooring, and a gourmet kitchen with huge island, gas cooktop, built-in oven, and custom cabinetry. The living area centers around a striking marble-tiled fireplace. The spacious primary suite includes a spa-inspired ensuite and custom walk-in closet. Features A/C, glass-enclosed office, ensuite laundry, Quartz Countertops, 2 titled parking stalls, large private storage & storage cage. World-class amenities include a Chef's Kitchen, Lounge, Fitness Centre, Yoga Studio, Games Room, Firepit, Craft Room, Library, Pet Spa, Dog Park, Meditation Room, Rooftop Patio, Boardroom & Guest Suites. Steps to scenic trails—luxury, nature, and convenience!

Built in 2020

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4464619  |
| Price  | \$814,900 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,601                  |
| Acres          | 0.00                   |
| Year Built     | 2020                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 311 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., Closet Organizers, Dance Floor, Deck, Dog Run-Fenced In, Exercise Room, Fire Pit, Guest Suite, Parking-Visitor, Party Room, Patio, Recreation Room/Centre, Security Door, Social Rooms, Storage-Locker Room, Storage Cage, Natural Gas BBQ Hookup, Rooftop Deck/Patio |
| Parking Spaces | 2                                                                                                                                                                                                                                                                                                          |
| Parking        | Underground, See Remarks                                                                                                                                                                                                                                                                                   |
| Is Waterfront  | Yes                                                                                                                                                                                                                                                                                                        |

### Interior

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                              |
| Appliances        | Dishwasher-Built-In, Dryer, Garburator, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings |
| Heating           | Fan Coil, 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, Creek, Environmental Reserve, Flat Site, Landscaped, Picnic Area, Playground Nearby, Private Setting, Public Transportation, Ravine View, Schools, Shopping Nearby |
| Roof              | Flat                                                                                                                                                                                      |
| Construction      | Wood, Brick, Fiber Cement                                                                                                                                                                 |
| Foundation        | Concrete Perimeter                                                                                                                                                                        |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 2nd, 2025 |
| Days on Market | 2                  |
| Zoning         | Zone 14            |
| HOA Fees       | 236.25             |
| HOA Fees Freq. | Annually           |
| Condo Fee      | \$834              |

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Listing information last updated on November 4th, 2025 at 12:02pm MST