

Courtesy Of Shauna S Ylagan Of Lange Realty Ltd

# \$454,000 - 402 7463 May Common, Edmonton

MLS® #E4449164

**\$454,000**

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

Magrath Heights, Edmonton, AB

**BEST VALUE in THE EDGE!** Welcome to SW Edmontonâ€™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 (2025â€™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. Air-conditioned and includes underground parking with a storage cage. The Edge boasts exceptional amenities: chefâ€™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® #	E4449164
Price	\$454,000



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, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Security Door, Social Rooms, 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, Picnic Area, Public Transportation, Ravine View, Shopping Nearby, Vegetable Garden, View City, See Remarks
Roof	Flat
Construction	Wood, Brick, Fiber Cement
Foundation	Concrete Perimeter

## Additional Information

Date Listed	July 23rd, 2025
Days on Market	37
Zoning	Zone 14
HOA Fees	236.25
HOA Fees Freq.	Annually
Condo Fee	\$531

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Listing information last updated on August 29th, 2025 at 7:32pm MDT