# \$449,900 - 7510 May Common, Edmonton

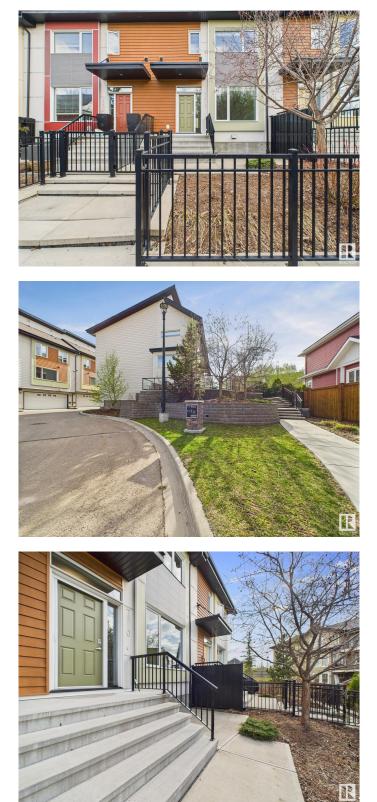
MLS® #E4434783

### \$449,900

3 Bedroom, 2.50 Bathroom, 1,291 sqft Condo / Townhouse on 0.00 Acres

Magrath Heights, Edmonton, AB

Welcome to this Stunning Net Zero townhouse in the sought-after area of Magrath Heights. This 3-Level, 3 bed & 2.5 bath home with a lower level shop, features 9' ceilings, hardwood, granite counter top, and metal spindle railings. The kitchen is a Chef's Dream & offers floor to ceiling cabinets, Stainless Steel appliances, a walk-in pantry & a large islandâ€"perfect for entertaining. Upstairs includes 3 generous bedrooms, a 4pc main bath, & a primary suite with walk-in closet and 4pc ensuite. Lower level has indoor shop, utility room, and direct access to a double attached garage. Enjoy a low-maintenance yard facing trees & Downtown. You'II love the views of downtown and seasonal fireworks from the comfort of home and yard. Landmark-built Net Zero design includes solar panels, triple-pane windows, 2x8 walls with spray foam insulation, and high-efficiency HVACâ€"offering year-round comfort and ultra-low utility bills. Amazing location: walk to ravine trails, near schools, shops, Whitemud Dr & Anthony Henday.



Built in 2013

## **Essential Information**

MLS® # E4434783 Price \$449,900

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,291
Acres	0.00
Year Built	2013
Туре	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

# **Community Information**

Address	7510 May Common
Area	Edmonton
Subdivision	Magrath Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0G9

# Amenities

Amenities	Air Conditioner, Closet Organizers, Detectors Smoke, Hot Water		
	Electric, Hot Water Tankless, No Animal Home, No Smoking Home,		
	Parking-Extra, Parking-Visitor, Patio, See Remarks, Solar Equipment		
Parking	Double Garage Attached		

# Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, See Remarks, Electric
Stories	3
Has Basement	Yes
Basement	Partial, Finished
Extorior	

#### Exterior

Vood, Vinyl

Exterior Features	Airport Nearby, Back Lane, Golf Nearby, Landscaped, Low Maintenance Landscape, Park/Reserve, Picnic Area, Playground Nearby, Public		
	Transportation, Ravine View, Schools, Shopping Nearby, View		
	Downtown, See Remarks, Private Park Access		
Roof	Asphalt Shingles		
Construction	Wood, Vinyl		
Foundation	Concrete Perimeter		

#### **Additional Information**

Date Listed	May 6th, 2025
Days on Market	42
Zoning	Zone 14
HOA Fees	236.2
HOA Fees Freq.	Annually
Condo Fee	\$440

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Listing information last updated on June 17th, 2025 at 7:17am MDT