

## \$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 island—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™ll 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 HVAC—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              |
| Type           | 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   |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, 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 | 41            |
| Zoning         | Zone 14       |
| HOA Fees       | 236.2         |
| HOA Fees Freq. | Annually      |
| Condo Fee      | \$440         |

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Listing information last updated on June 16th, 2025 at 2:17am MDT