

\$594,900 - 122 7463 May Common, Edmonton

MLS® #E4456186

\$594,900

2 Bedroom, 2.00 Bathroom, 1,291 sqft

Condo / Townhouse on 0.00 Acres

Magrath Heights, Edmonton, AB

For more information, please click on "View Listing on Realtor Website". The most unique condo in the building! This 2Bedroom/2Bath ground-level home offers 1,291 sqft with soaring 10ft ceilings and a huge private wraparound patio for gardening, relaxing, or extra storage. Bright, quiet, and easy-access, itâ€™s loaded with high-end finishings: upgraded cabinetry, quartz countertops, tiled master shower, wall-mounted oven & microwave, gas stove, powered window coverings, tiled fireplace, and integrated smart home system. Includes TWO heated underground stalls (one oversized with fenced storage). Condo fees include heat & water utilities. Building amenities include a high end chefâ€™s kitchen & bar, well-equipped games room, craft room, yoga studio, secure bike storage, dog wash, outdoor firepit, and direct ravine trail access in Larch Sanctuary. Prestigious Magrath location with quick Anthony Henday & shopping access - this home truly has it all.

Built in 2020

Essential Information

MLS® # E4456186

Price \$594,900

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	1,291
Acres	0.00
Year Built	2020
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

Community Information

Address	122 7463 May Common
Area	Edmonton
Subdivision	Magrath Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0X1

Amenities

Amenities	Air Conditioner, Bar, Barbecue-Built-In, Carbon Monoxide Detectors, Ceiling 10 ft., Deck, Detectors Smoke, Dog Run-Fenced In, Exterior Walls- 2"x6", Fire Pit, Guest Suite, No Smoking Home, Parking-Visitor, Smart/Program. Thermostat, Recreation Room/Centre, Secured Parking, Security Door, Sprinkler System-Fire, Sprinkler Sys-Underground, Wet Bar
Parking Spaces	2
Parking	Heated, Insulated, Underground
Is Waterfront	Yes

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Oven-Built-In, Refrigerator-Energy Star, Stove-Gas, Washer - Energy Star, Window Coverings
Heating	Fan Coil, Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
# of Stories	6
Stories	1

Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Brick, Concrete, Metal
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Creek, Environmental Reserve, Fenced, Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Private Setting, Public Transportation, Vegetable Garden, View Downtown
Roof	Flat
Construction	Wood, Brick, Concrete, Metal
Foundation	Concrete Perimeter

School Information

Elementary	Nellie Carlson School
Middle	Esther Starkman School
High	Lillian Osborne School

Additional Information

Date Listed	September 4th, 2025
Days on Market	8
Zoning	Zone 14
HOA Fees	225
HOA Fees Freq.	Annually
Condo Fee	\$682

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Listing information last updated on September 12th, 2025 at 4:03pm MDT