

## \$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
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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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