

# \$545,000 - 315 7471 May Common Nw, Edmonton

MLS® #E4449929

**\$545,000**

2 Bedroom, 2.00 Bathroom, 1,134 sqft  
Condo / Townhouse on 0.00 Acres

Magrath Heights, Edmonton, AB

PRIME RAVINE VIEW | THE EDGE “ BUILDING 2 Welcome to one of the most desirable suites in Building 2 “ the sought-after Oakley floor plan offering 2 bedrooms, 2 bathrooms, and incredible ravine and city views from every room. Just 1 year old and tastefully upgraded with cabinet pull-outs, added drawers, upgraded carpet underlay, and blackout blinds in the primary suite. Enjoy central A/C, 2 titled parking stalls, and a secure storage unit. A perfect place to simplify life in style or downsize while joining a vibrant, like-minded community. Amenities include: “ Fitness & Yoga Studio “ Art Room “ Games Room “ Garden & Fire Pit “ Chef’s Kitchen & Owner’s Lounge “ Dog Park & Dog Wash “ Rooftop Patio with sweeping views Relax on your private balcony, surrounded by treetops. The Edge “ where comfort, community, and lifestyle come together.

Built in 2024

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4449929  |
| Price      | \$545,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,134                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 315 7471 May Common Nw |
| Area        | Edmonton               |
| Subdivision | Magrath Heights        |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6R 0X5                |

### Amenities

|                |                                                                                                                                                                                      |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Dog Run-Fenced In, Exercise Room, Fire Pit, Guest Suite, Party Room, Patio, Recreation Room/Centre, Storage-Locker Room, Natural Gas BBQ Hookup, Rooftop Deck/Patio |
| Parking Spaces | 2                                                                                                                                                                                    |
| Parking        | Stall, Underground                                                                                                                                                                   |

### Interior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer |
| Heating           | Fan Coil, Natural Gas                                                                                                |
| # of Stories      | 4                                                                                                                    |
| Stories           | 1                                                                                                                    |
| Has Basement      | Yes                                                                                                                  |
| Basement          | None, No Basement                                                                                                    |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior          | Wood, Hardie Board Siding              |
| Exterior Features | Backs Onto Park/Trees, Ski Hill Nearby |
| Roof              | Flat                                   |
| Construction      | Wood, Hardie Board Siding              |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 26th, 2025  
Days on Market                8  
Zoning                              Zone 14  
HOA Fees                        236.25  
HOA Fees Freq.                Annually  
Condo Fee                        \$498

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