

## \$449,000 - 402 7463 May Common, Edmonton

MLS® #E4456533

**\$449,000**

2 Bedroom, 2.00 Bathroom, 1,100 sqft  
Condo / Townhouse on 0.00 Acres

Magrath Heights, Edmonton, AB

UNDER \$450,000 in THE EDGE! Welcome to SW Edmonton's most exclusive condo building, perched on the ravine in prestigious Larch Park. This stunning 2 bed, 2 bathroom suite is 1100 sq ft of refined living with ravine and skyline views from your 4th-floor balcony. The kitchen is an absolute standout with gorgeous sage green cabinetry (2025's trendiest hue!), upgraded black stainless steel appliances, and a HUGE island/built-in dining table PLUS built-in bar. The bedrooms are spacious and the bathrooms are truly impressive in both size and design. This unit is air-conditioned and includes underground parking with a storage cage! The Edge boasts exceptional amenities: chef's kitchen, lounge (for gathering or playing cards), gym, yoga studio, library, boardroom, games room (pool, ping pong & a sports viewing area), guest suites, fire pit and rooftop deck... to name a few. You may as well be on a cruise! A fabulous unit in a highly desirable building with all you need to live life luxuriously. Welcome Home...

Built in 2020

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4456533  |
| Price  | \$449,000 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,100                  |
| Acres          | 0.00                   |
| Year Built     | 2020                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 402 7463 May Common |
| Area        | Edmonton            |
| Subdivision | Magrath Heights     |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6R 0X1             |

### Amenities

|           |                                                                                                                                                                                                                   |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Bar, Ceiling 9 ft., Deck, Dog Run-Fenced In, Exercise Room, Fire Pit, Guest Suite, Parking-Visitor, Party Room, Recreation Room/Centre, Storage Cage, Natural Gas BBQ Hookup, Rooftop Deck/Patio |
| Parking   | Heated, Underground                                                                                                                                                                                               |

### Interior

|                   |                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                      |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount |
| Heating           | Fan Coil, Forced Air-1, Natural Gas                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                   |
| Fireplaces        | Tile Surround                                                                                                                                         |
| # of Stories      | 6                                                                                                                                                     |
| Stories           | 1                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                   |
| Basement          | None, No Basement                                                                                                                                     |

**Exterior**

|                   |                                                                                                                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Fiber Cement                                                                                                                                                                                                           |
| Exterior Features | Backs Onto Park/Trees, Environmental Reserve, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Private Setting, Public Transportation, Ravine View, Schools, Shopping Nearby, View City, View Downtown |
| Roof              | Flat                                                                                                                                                                                                                                |
| Construction      | Wood, Brick, Fiber Cement                                                                                                                                                                                                           |
| Foundation        | Concrete Perimeter                                                                                                                                                                                                                  |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 13                  |
| Zoning         | Zone 14             |
| HOA Fees       | 236.25              |
| HOA Fees Freq. | Annually            |
| Condo Fee      | \$531               |

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Listing information last updated on September 17th, 2025 at 11:47pm MDT