

## \$448,800 - 7506 May Common, Edmonton

MLS® #E4448183

### \$448,800

3 Bedroom, 2.50 Bathroom, 1,518 sqft  
Condo / Townhouse on 0.00 Acres

Magrath Heights, Edmonton, AB

Beautiful & spacious NET ZERO energy efficient townhouse in desirable Larch Park. 3-level 3 bed/2.5 bath home has 9' ceilings, wide plank hardwood, metal spindle railings & granite counters throughout. This stunning kitchen features full height cabinetry, SS appliances, W/I pantry & a large island that is ideal for entertaining. Upstairs are 3 generous sized bedrms incl the primary bedrm w/a walk-in closet & 4 pc ensuite. Add'l 4 pc bath on this level. The lower level has a storage/flex room, utility rm & access to rear drive dbl attached garage. Relax in the summer in your low maint yard facing SF homes/trees. This home benefits from a Landmark Net Zero construction: solar panels, an ultra-efficient heating & cooling system, 2X8 ext walls w/sprayed insulation, triple-pane windows, & superior ventilation resulting in added comfort & LOW LOW utility bills. The home is walking distance to walking trails & beautiful ravine. Shops, amenities, Whitemud Fwy & the Anthony Henday. Unit is being freshly painted!

Built in 2013

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4448183  |
| Price    | \$448,800 |
| Bedrooms | 3         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,518             |
| Acres          | 0.00              |
| Year Built     | 2013              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 7506 May Common |
| Area        | Edmonton        |
| Subdivision | Magrath Heights |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6R 0G9         |

### Amenities

|           |                                                                           |
|-----------|---------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Closet Organizers, Detectors Smoke, Parking-Visitor, Patio |
| 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           | See Remarks, Electric                                                                                                                                           |
| Stories           | 3                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                             |
| Basement          | Partial, Finished                                                                                                                                               |

### Exterior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                         |
| Exterior Features | Fenced, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                    |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                          |
|------------|--------------------------|
| Elementary | NellieCarlson/MWIrwin    |
| Middle     | NellieCarlson/AJosephMac |
| High       | LillianOsborne/MMM       |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 77              |
| Zoning         | Zone 14         |
| HOA Fees       | 236.25          |
| HOA Fees Freq. | Annually        |
| Condo Fee      | \$440           |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 2nd, 2025 at 12:32pm MDT