

\$539,900 - 315 7471 May Common Nw, Edmonton

MLS® #E4449929

\$539,900

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

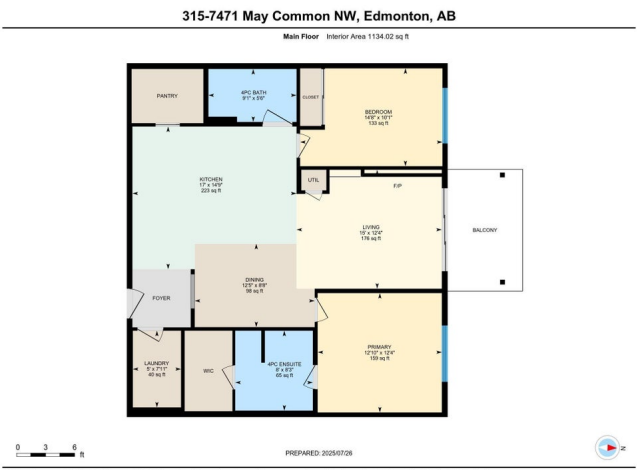
Magrath Heights, Edmonton, AB

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	\$539,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2



*This diagram is not a floor plan. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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 35
Zoning Zone 14
HOA Fees 236.25
HOA Fees Freq. Annually
Condo Fee \$498

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