

\$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 â€œ BUILDING 2 Welcome to one of the most desirable suites in Building 2 â€œ 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: â€¢ Fitness & Yoga Studio â€¢ Art Room â€¢ Games Room â€¢ Garden & Fire Pit â€¢ Chefâ€™s Kitchen & Ownerâ€™s Lounge â€¢ Dog Park & Dog Wash â€¢ Rooftop Patio with sweeping views Relax on your private balcony, surrounded by treetops. The Edge â€œ where comfort, community, and lifestyle come together.

Built in 2024

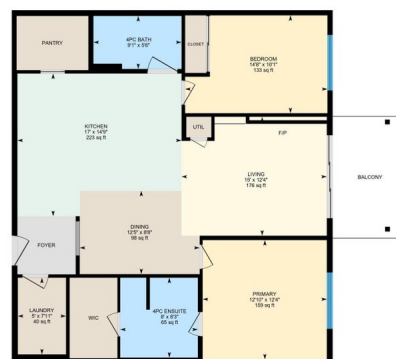
Essential Information

| | |
|------------|-----------|
| MLS® # | E4449929 |
| Price | \$539,900 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |



315-7471 May Common NW, Edmonton, AB

Main Floor Interior Area 1134.02 sq ft



0 3 6 ft

PREPARED: 2025/07/28

*These figures are excluded from total floor area in GLEDE floor plans. 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 28
Zoning Zone 14
HOA Fees 236.25
HOA Fees Freq. Annually
Condo Fee \$498

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Listing information last updated on August 23rd, 2025 at 5:47pm MDT