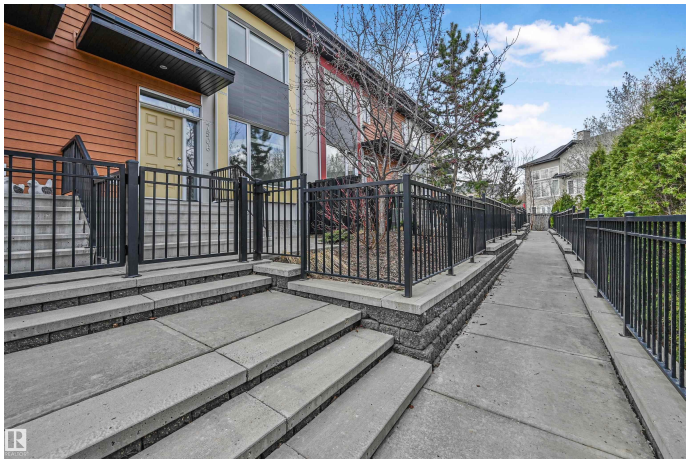
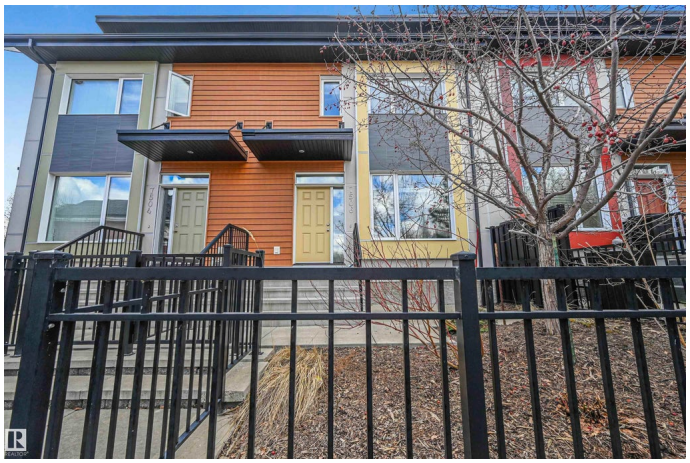
Courtesy Of Alan H Gee Of RE/MAX Elite

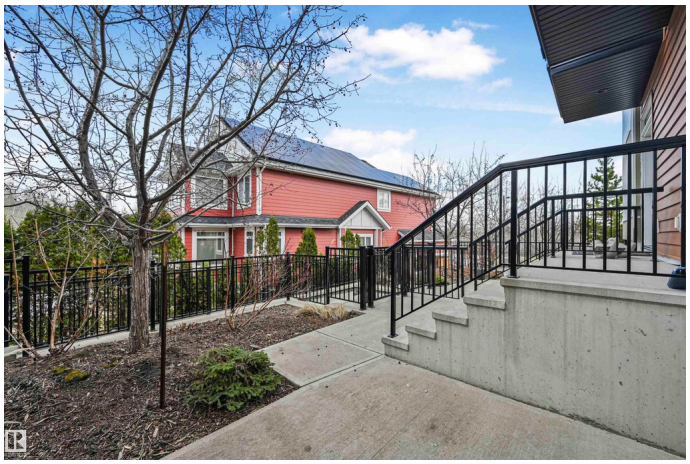
$448,800 - 7506 May Common, Edmonton

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	32
Zoning	Zone 14
HOA Fees	236.25
HOA Fees Freq.	Annually
Condo Fee	$440

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Listing information last updated on August 18th, 2025 at 5:02am MDT