

# \$1,590,000 - 7311 May Common, Edmonton

MLS® #E4420918

**\$1,590,000**

5 Bedroom, 4.50 Bathroom, 3,195 sqft

Single Family on 0.00 Acres

Magrath Heights, Edmonton, AB

Welcome to this gorgeous house located in the heart of Magrath Heights in Edmonton, AB. This Beautiful house features over 4500 sqft of living space on all three levels and comes with 5 bedrooms, 4.5 washrooms and attached TRIPLE GARAGE. This house backs on to ravine and has a walking path behind. As you enter you will see OPEN TO BELOW MEETING/OFFICE area on the left followed by another OPEN TO BELOW LIVING area with FIREPLACE covered with MSI STONE, shelves and cabinetry around it. In the kitchen you will find TWO-TONE custom-cabinets with upgraded gas stove and refrigerator, built in oven, double sink, quartz countertops, extended walk-in pantry and so much more. On the second floor you will find Master Suite with Custom Walk in Closet, 5 piece Ensuite and PRIVATE BALCONY looking onto ravine, 2nd Bedroom with another 4 piece Ensuite and 3rd Bedroom with 4-pc Ensuite as well. In the Basement you will find WET-BAR, Recreational and living area with F/P, 2 additional Bedrooms and another 4-pc bath.

Built in 2014

## Essential Information

|        |             |
|--------|-------------|
| MLS® # | E4420918    |
| Price  | \$1,590,000 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 4.50                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 3,195                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 7311 May Common |
| Area        | Edmonton        |
| Subdivision | Magrath Heights |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6R 0V7         |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Carbon Monoxide Detectors, Deck, Wet Bar |
| Parking   | Triple Garage Attached                                    |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Remote Control  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Stucco  |
| Exterior Features | Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, Schools, |

|              |                     |
|--------------|---------------------|
|              | Shopping Nearby     |
| Roof         | Asphalt Shingles    |
| Construction | Wood, Stone, Stucco |
| Foundation   | Concrete Perimeter  |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | February 9th, 2025 |
| Days on Market | 58                 |
| Zoning         | Zone 14            |
| HOA Fees       | 239.43             |
| HOA Fees Freq. | Annually           |

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Listing information last updated on April 8th, 2025 at 7:02pm MDT