

## \$875,000 - 7358 May Common, Edmonton

MLS® #E4435347

**\$875,000**

3 Bedroom, 2.50 Bathroom, 1,543 sqft

Single Family on 0.00 Acres

Magrath Heights, Edmonton, AB

LOCATION - Across from the RAVINE/walking trails! Executive half duplex BUNGALOW located in a quiet keyhole cul-de-sac located in the sought after MAGRATH HEIGHTS neighborhood. This open design has 3 bedrooms + a den, 3 bathrooms, 2 fire places & main floor laundry. This layout is perfect for those who entertain, kitchen is open to the living & dining area & includes granite counters, corner pantry, feature wall, lots of cupboards & a large island. Patio doors lead to a large no maintenance deck. Large primary bedroom has a fireplace, large walk in closet, soaker tub, 2 sinks & a large shower. The basement has two large bedrooms, family room, wet bar, a games area & storage room. Garage has metal cabinets sealed floor & drain. Built to GREENBUILT certification level & includes: HE furnace, HWT, tripleE glass, HRV, Extra insulation, LED lighting. This is not a condo association the 10 owners in the cul-de-sac are part of an HOA- They work together to reduce cost of lawn & snow removal approx \$126/mth.

Built in 2014

### Essential Information

MLS® # E4435347

Price \$875,000



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,543         |
| Acres          | 0.00          |
| Year Built     | 2014          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | Bungalow      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 7358 May Common |
| Area        | Edmonton        |
| Subdivision | Magrath Heights |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6R 0V7         |

### Amenities

|           |   |
|-----------|---|
| Amenities | On Street Parking, Ceiling 9 ft., Closet Organizers, Deck, Front Porch, No Animal Home, No Smoking Home, Sprinkler Sys-Underground, Wet Bar, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Gas, Vacuum Systems, Washer, Water Softener |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Corner, Double Sided   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Stucco  |
| Exterior Features | Cul-De-Sac, Golf Nearby, Landscaped, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Private Setting, Public Transportation, Shopping Nearby, Ski Hill Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Stucco  |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 4             |
| Zoning         | Zone 14       |
| HOA Fees       | 236.25        |
| HOA Fees Freq. | Annually      |

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Listing information last updated on May 12th, 2025 at 11:02am MDT