

Courtesy Of Ian Choi Of MaxWell Polaris

## **\$525,000 - 7452 May Common, Edmonton**

MLS® #E4147363

### **\$525,000**

3 Bedroom, 4.00 Bathroom, 1,678 sqft  
Single Family on 0 Acres

Magrath Heights, Edmonton, AB

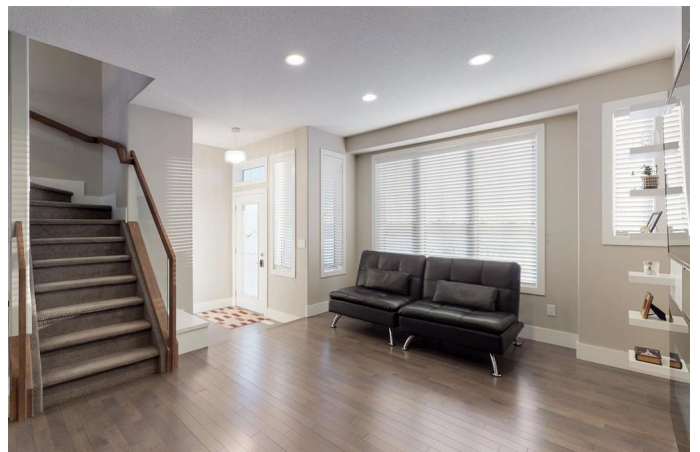
NO CONDO FEES. Presented by Kimberley Homes, Edmonton's 5-Time Builder of the Yr, this is a superb location in Larch Park of Riverbend is just steps away to some of the finest trails, ravines, community garden and school. This 2 storey END UNIT home features 1,678 sq ft of luxury living. The great room boasts a stunning feature wall electric fireplace and large window. The spacious kitchen features rich dark cabinets, quartz counter tops. Other upgrades include gleaming hardwood floor on both main floor and upstairs throughout, central air-cond, ss appliances, side patio area with motorized awning, salt free water softener and low maintenance lawn. Upstairs you will find the master bedroom with 5 pc soaker tub ensuite with double sinks quartz counter tops, 2 other good sized bedrooms and 4 pc main bathroom and a loft complete this level. Additional features include a double attached garage, a developed basement with 4 pc bath, a den & a rumpus room. Original no smoking, no pet owners. This home shows a 10!

Built in 2013

### **Essential Information**

MLS® # E4147363

Price \$525,000



Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,678
Acres	0.06
Year Built	2013
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	ACTIVE

### **Community Information**

Address	7452 May Common
Area	Edmonton
Subdivision	Magrath Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0V2

### **Amenities**

Features	No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior	Carpet, Hardwood, Vinyl Plank
Interior Features	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Water Softener
Heating	Forced Air-1
Has Basement	Yes
Basement	Full, Fully Finished
Fireplace	Yes
Fireplaces	Electric, Wall Mount
# of Stories	3

### **Exterior**

Exterior	Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood Frame
Foundation	Concrete

### **Additional Information**

HOA Fees 210.00

HOA Fees Freq. Annually

Listing information last updated on July 18th, 2019 at 10:01pm MDT