# \$825,000 - 7358 May Common, Edmonton

MLS® #E4435347

# \$825.000

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.



## **Essential Information**

MLS® # E4435347 Price \$825,000







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 38

Zoning Zone 14 HOA Fees 236.25 HOA Fees Freq. Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 15th, 2025 at 5:02pm MDT