

# \$1,250,000 - 7404 May Common, Edmonton

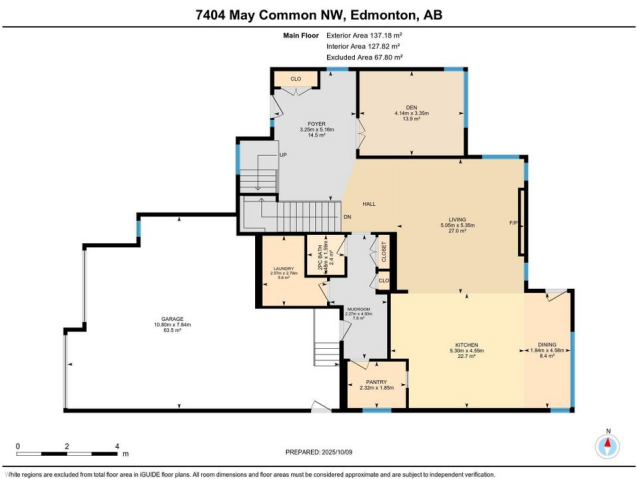
MLS® #E4461622

**\$1,250,000**

5 Bedroom, 3.50 Bathroom, 2,877 sqft  
Single Family on 0.00 Acres

Magrath Heights, Edmonton, AB

This Former "Perry" Showhome in Magrath Heights offers 4233 sq. ft. of total living space, 5 bedrooms, 3.5 baths, and a Triple Tandem attached garage with Tesla Charger. The grand entrance greets you with a soaring two-story ceiling that flows through the foyer and living room. The main floor features a spacious den, a stunning great room with large bright windows, a gourmet kitchen with quartz countertops, a large island, high-end SS appliances, and a walk-through pantry. A 2-piece bath completes the main level. Upstairs, you'll find a bonus room, 3 spacious bedrooms, and a 4-pc shared bath, with the primary bedroom featuring a walk-in closet and a spa-like 5-pc ensuite. Enjoy the extended living space in the fully finished basement, complete with a family room, 2 additional bedrooms, and a sleek 3-pc bath. The pie shape backyard has designed and completed by landscaping professional. You will be enjoyed and be relaxed all the time. Close to schools, shopping, and public transportation, with Cul-De-Sac.



Built in 2015

## Essential Information

MLS® # E4461622  
Price \$1,250,000

|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,877                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 7404 May Common |
| Area        | Edmonton        |
| Subdivision | Magrath Heights |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6R 0V3         |

### Amenities

|           |                                                                                      |
|-----------|--------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Patio, 9 ft. Basement Ceiling |
| Parking   | Insulated, Tandem, Triple Garage Attached, See Remarks, EV Charging Station          |

### Interior

|                   |                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                 |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                        |
| Stories           | 3                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                              |
| Basement          | Full, Finished                                                                                                                                                   |

### Exterior

|          |                     |
|----------|---------------------|
| Exterior | Wood, Stone, Stucco |
|----------|---------------------|

|                   |                                                                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles                                                                                                                                                     |
| Construction      | Wood, Stone, Stucco                                                                                                                                                  |
| Foundation        | Concrete Perimeter                                                                                                                                                   |

### **School Information**

|            |                       |
|------------|-----------------------|
| Elementary | Nellie Carlson School |
| Middle     | Nellie Carlson School |
| High       | Lillian Osborne High  |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 4                 |
| Zoning         | Zone 14           |

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Listing information last updated on October 13th, 2025 at 6:02pm MDT