

Courtesy Of Mathew T Haupt and Dane Phaneuf Of Exp Realty

# \$1,799,980 - 7549 May Common, Edmonton

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MLS® #E4431940

**\$1,799,980**

4 Bedroom, 3.50 Bathroom, 3,509 sqft

Single Family on 0.00 Acres

Magrath Heights, Edmonton, AB

Elevate your lifestyle with 7549 May Common! Nestled against a captivating ravine, this home is a showstopper at every turn. Over 3500 sqft + FF BSMT, it's a masterpiece boasting 4 beds & 3½ baths. Unleash your inner chef in the gourmet kitchen, while the private dining room adds a touch of elegance. Cozy breakfast nook, living room w/ FP, office, mudroom, & powder room. Upstairs features a bonus room, the main bath and 3 bedrooms. The primary is a haven of luxury w/ walk-in closet and lavish spa like 5pc ensuite. The FF BSMT is an entertainment haven with a 4th bed, 3pc bath, wet bar, family room, rec room & golf simulator room! Triple car garage adds convenience & backyard flows to ravine-side walking path. Top-notch appliances, granite counters, eat-in island, custom cabinetry, porcelain tile & engineered wood flooring. The exterior is stone & hardie board. Craftsmanship shines w/ meticulous attention to detail, setting this home apart. Nearby amenities, schools & Terwillegar Rec Centre.



Built in 2015

## Essential Information

MLS® #	E4431940
Price	\$1,799,980
Bedrooms	4

Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,509
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	7549 May Common
Area	Edmonton
Subdivision	Magrath Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0G9

### **Amenities**

Amenities	Air Conditioner, Bar, Closet Organizers, Deck, Wet Bar, See Remarks
Parking	Triple Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert, Stone Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Hardie Board Siding
Exterior Features	Landscaped, Playground Nearby, Public Transportation, Ravine View, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Hardie Board Siding
Foundation	Concrete Perimeter

### **School Information**

Elementary	NELLIE CARLSON SCHOOL
Middle	NELLIE CARLSON SCHOOL
High	LILLIAN OSBORNE SCHOOL

### **Additional Information**

Date Listed	April 21st, 2025
Days on Market	2
Zoning	Zone 14

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