

# \$1,760,000 - 7549 May Common, Edmonton

MLS® #E4464800

**\$1,760,000**

4 Bedroom, 3.50 Bathroom, 3,509 sqft

Single Family on 0.00 Acres

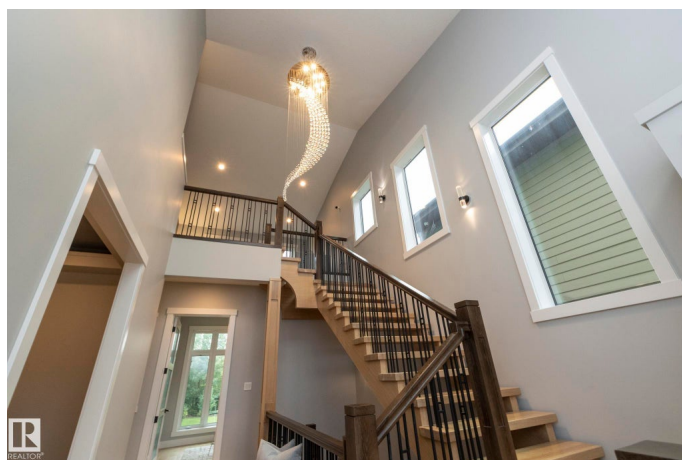
Magrath Heights, Edmonton, AB

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® #   | E4464800    |
| Price    | \$1,760,000 |
| 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    | November 5th, 2025 |
| Days on Market | 14                 |
| Zoning         | Zone 14            |

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 November 19th, 2025 at 5:47am MST