

# \$1,998,800 - 7179 May Crescent, Edmonton

MLS® #E4422427

**\$1,998,800**

6 Bedroom, 4.50 Bathroom, 3,733 sqft

Single Family on 0.00 Acres

Magrath Heights, Edmonton, AB

STUNNING BRAND NEW contemporary home backing SOUTH to a beautiful RAVINE.

Unique with no pathway behind for added privacy. Custom 3733 sf 4 bedrm 2 sty features 20' ceilings, 10' & 9' ceilings, Massive windows, horizontal black metal railing, unique modern black LED fixtures, designer tiles & Engineered wide plank H/W. This home makes an emphatic statement yet is practical for every day family living. The Chef's kitchen features sleek matt Grey cabinetry & upgraded quartz counters. Fisher Paykel appliances -O/S fridge/freezer & a gas cooktop. Main flr den. 4 upper bedrms upstairs all w/ensuites. Primary suite w/RAVINE views, 2 sided FP, dream ensuite & massive W/I closet w/island, massive covered balcony & access to the laundry rm. Large custom window wells =extra light in the F/FIN BSMT w/2 bedrms, full bath, rec rm w/wetbar & exercise rm. 42X23.5' TRIPLE heated garage w/drains can accommodate car lifts. K2 Stone, acrylic stucco & long board accents. ENERGY EFFICIENT. A/C. Steps to K-9 school,park/pond & trails

Built in 2022

## Essential Information

|        |             |
|--------|-------------|
| MLS® # | E4422427    |
| Price  | \$1,998,800 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 4.50                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 3,733                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 7179 May Crescent |
| Area        | Edmonton          |
| Subdivision | Magrath Heights   |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6R 0V8           |

### Amenities

|           |                                                                                                                                                                                                    |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Hot Water Tankless, No Smoking Home, Patio, Vaulted Ceiling, Wet Bar, HRV System, Natural Gas BBQ Hookup |
| Parking   | Heated, Over Sized, Triple Garage Attached                                                                                                                                                         |

### Interior

|                   |                                                                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                              |
| Appliances        | Dishwasher-Built-In, Dryer, Freezer, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Wine/Beverage Cooler |
| Heating           | Forced Air-1, See Remarks, Natural Gas                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                           |
| Fireplaces        | Tile Surround                                                                                                                                                 |
| Stories           | 3                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                           |
| Basement          | Full, Finished                                                                                                                                                |

### Exterior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Metal, Stone, Stucco                                                                                   |
| Exterior Features | Level Land, Playground Nearby, Private Setting, Public Transportation, Ravine View, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                             |
| Construction      | Wood, Metal, Stone, Stucco                                                                                   |
| Foundation        | Concrete Perimeter                                                                                           |

### School Information

|            |                            |
|------------|----------------------------|
| Elementary | NellieCarlson/WilliamIrwin |
| Middle     | NellieCarlson/JosephMacnei |
| High       | LillianOsborne/MMM         |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 21st, 2025 |
| Days on Market | 69                  |
| Zoning         | Zone 14             |
| HOA Fees       | 236.25              |
| HOA Fees Freq. | Annually            |

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Listing information last updated on May 1st, 2025 at 2:02pm MDT