# \$818,000 - 24 7121 May Crescent, Edmonton

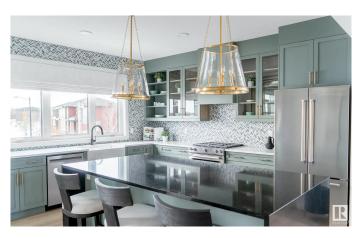
MLS® #E4432549

#### \$818,000

3 Bedroom, 3.00 Bathroom, 2,489 sqft Condo / Townhouse on 0.00 Acres

Magrath Heights, Edmonton, AB

Live in luxury in one of Edmonton's most desirable communities. The Emerald is located in Ekos Point, a community that rests at the edge of Larch Sanctuary and the Whitemud Creek. In these townhomes, you wake up with a gorgeous sanctuary right in your backyard, surrounded by greenery and plenty of walking trails. Experience peace and life in Larch. These aren't just any townhomes â€" The Emerald is spacious with 2580 sq ft and filled with modern touches, open large windows and elegant design. Every space of this house is brilliantly designed, from the flex room to the den. These homes boast a private patio and balcony, so you can take in all your surroundings. Start living in Ekos Point. Photos and tour are of the showhome\*\*You still have time to personalize your interior selections in this home under construction\*\*







Built in 2023

#### **Essential Information**

| MLS® #         | E4432549  |
|----------------|-----------|
| Price          | \$818,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 2         |
| Square Footage | 2,489     |

| Acres      | 0.00              |
|------------|-------------------|
| Year Built | 2023              |
| Туре       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 3 Storey          |
| Status     | Active            |

## **Community Information**

| Address     | 24 7121 May Crescent |
|-------------|----------------------|
| Area        | Edmonton             |
| Subdivision | Magrath Heights      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6R 0X2              |

### Amenities

| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Hot |
|-----------|--|
|           | Water Tankless, Parking-Visitor, Smart/Program. Thermostat, HRV      |
|           | System   |
| B 11      |  |

Parking Double Garage Attached

### Interior

| Interior Features | ensuite bathroom   |
|-------------------|--|
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Insert   |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | None, Partially Finished   |
| Exterior          |  |
| Exterior          | Prefab, Vinyl  |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Fenced, Golf Nearby,  |

|              | Aliport Nearby, Dacks Onto Fany needs, Feneral, Coli Nearby, |
|--------------|--|
|              | Landscaped, Playground Nearby, Public Swimming Pool, Public  |
|              | Transportation, Schools, Shopping Nearby                     |
| Roof         | Asphalt Shingles   |
| Construction | Prefab, Vinyl  |

| Foundation | Slab |
|------------|------|
|------------|------|

### **School Information**

| Elementary | NELLIE CARLSON K-9        |
|------------|---------------------------|
| Middle     | Archbishop Joseph MacNeil |
| High       | LILLIAN OSBORNE           |

### **Additional Information**

| Date Listed    | April 24th, 2025 |
|----------------|------------------|
| Days on Market | 7                |
| Zoning         | Zone 14          |
| HOA Fees       | 250              |
| HOA Fees Freq. | Annually         |
| Condo Fee      | \$162            |

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Listing information last updated on May 1st, 2025 at 7:17pm MDT