



Edmonton
7512 MAY CM NW

14 Magrath Heights

LP: \$474,900

SP:



ACTIVE

Type: Townhouse
Style: 2 Storey
Year Built: 2013
Full Baths: 2
Half Baths: 1
Tot A.G. SqFt: 1,409.22

Listing ID#: E4143468
Bdrms Above: 3
Bdrms Total: 3
Basement: Full
Bsmnt Dev: Fully Finished
Tot A.G. SqM: 130.92

Go GREEN with NET ZERO living in Magrath! Situated across from The Larch Sanctuary & Whitemud Ravine Reserve, this END UNIT townhouse is ideally located away from the road but only steps to nearby nature trails. Inside this lovely home you'll find wide plank hardwood floors & 9 ft ceilings throughout. The open plan kitchen & dining room has ample cupboard space, high-end appliances & gorgeous quartz countertops. The second floor offers a master suite complete with a walk-in closet, 4 pc bth & plenty of natural light. You'll also find 2 more bedrooms & a freshly painted 4-pc bath on this level. The basement has a den or gym, storage, & access to the DOUBLE ATTACHED garage. In addition to its beauty and unbeatable location, this property is NET ZERO and will keep your utility bills extremely low. Grid-tied 10 kW SOLAR PANELS harness the energy from the sun's rays and convert it to electricity. Don't miss out on this truly outstanding property!

Directions:

Virtual Tour: <https://youtu.be/GUnxwAP4CIs>

Brochure: <http://www.7512MayCommon.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
Baths:	0	1	0	1	0	0	Main:		
Ensuite Baths:		0	0	1	0	0	Uppr:		
Finish Levels:	3						AbGd:		
Fireplace Y/N:	N		Fireplace Type:		Fireplace Fuel:		Lowr:		
Parking:	Double Garage Attached						BIGd:		
Garage Dim:			Prk Encl/Ttl:		2 / 2		Total A.G.:	130.92	1,409.22

Living Room:	5.77x3.56	M	Master Bedroom:	3.59x4.20	U
Dining Room:	2.6x4.44m	M	Bedroom 2:	2.85x3.58m	U
Kitchen:	4.44x3.01	M	Bedroom 3:	3.57x2.79	U
Family Room:			Bedroom 4:		
Den:	3.17x2.13	B			
Bonus Room:					

Flooring:	Carpet, Hardwood	Foundation:	Concrete
Construction:	Wood Frame	Heating Type:	Baseboard
Roof:	Asphalt Shingles	Heat Source:	Electric, Solar
Exterior:	Fiber Cement Siding	Features:	Air Conditioner, Ceiling 9 ft., Insulation-Upgraded, Laundry-In-Suite, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Programmable Thermostat, See Remarks, Green Building, HRV System
Site Influences:	Fenced, Park/Reserve, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby		

Goods Included: Alarm/Security System, Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings

Restrictions: Pet Restrict/Board Approv

Goods Excluded: Drapes

Warranty:

Elem School: Nellie Carlson School **Jr. High School:** Nellie Carlson School **Sr High School:** Lillian Osborne School

Condo Name:	Sparrow Landing At Larch Park		Condo Fee Incld:	Exterior Maintenance, Insur. for Common Areas, Landscape/Snow Removal, Professional Management, Reserve Fund Contribution	
Condo Fee:	\$290.00	HOA Fee:	\$200.00		
Floor Location:		Floor Number:			
Balcony/Terrace	Yes	Unit Exposure:		HOA Fee Incl:	Amenities w/HOA

Total Lot M2:		Lot Shape:		Lot Dimen:	
Frontage:		Depth:		Zoning:	
Conform:		Conform Yr:		Front Expos:	Northwest
Taxes:	\$3,760.83 2017			Local Improve:	