



**Edmonton**      **14 Magrath Heights**      **LP: \$474,900**  
**7512 MAY CM NW**      **SP:** M

**ACTIVE**

<b>Type:</b> Townhouse	<b>Listing ID#:</b> E4156721
<b>Style:</b> 2 Storey	<b>Bdrms Above:</b> 3
<b>Year Built:</b> 2013	<b>Bdrms Total:</b> 3
<b>Full Baths:</b> 2	<b>Basement:</b> Full
<b>Half Baths:</b> 1	<b>Bsmnt Dev:</b> Fully Finished
<b>Tot A.G. SqFt:</b> 1,409.22	<b>Tot A.G. SqM:</b> 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/9XRbBVbZABU>      **Brochure:** <http://www.7512MayCommon.com>

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

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

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

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

**Restrictions:** None Known

**Goods Excluded:** Drapes

**Warranty:**

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

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

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