

## \$384,900 - 1005 Graydon Hill Boulevard, Edmonton

MLS® #E4435391

**\$384,900**

3 Bedroom, 2.50 Bathroom, 1,558 sqft

Condo / Townhouse on 0.00 Acres

Graydon Hill, Edmonton, AB

Experience this luxury at its finest! Welcome to this CORNER UNIT, STUNNING 3-bedrooms, 2.5 bathrooms home situated in the prestigious Graydon Hill community! Features open concept living room boasts luxurious floorings throughout & large windows for plenty of natural lighting, C Air Conditioning enhances the sophistication & elevate the allure of this home. Gourmet kitchen offers SS appliances/walk-in pantry/large kitchen island/quartz countertops & an abundance of kitchen cabinets. Main floor bathroom & laundry rm. Upstairs c/w 3 sizable bedrooms/all w double-mirror-door closets & 2 full bathrooms. King-sized master bedroom w walk-in closet & a 4pc ensuite AND balcony with green space view where you can relax & enjoy BBQ in the summer. Lower level offers mud rm/storage rm/can be convert to den room & a DOUBLE HEATED ATTACHED GARAGE. Easy access to Ellerslie Rd/Henday/airport/transit/school/park/walking trails/shopping/superstore & all amenities. Quick poss avail. Shows 10/10! Don't miss out this gem!

Built in 2017

### Essential Information

MLS® # E4435391

Price \$384,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,558
Acres	0.00
Year Built	2017
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	1005 Graydon Hill Boulevard
Area	Edmonton
Subdivision	Graydon Hill
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3J5

### Amenities

Amenities	Air Conditioner, Parking-Visitor, Vinyl Windows
Parking Spaces	2
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 8th, 2025
Days on Market	38
Zoning	Zone 55
HOA Fees	75
HOA Fees Freq.	Annually
Condo Fee	\$250

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