

## \$433,000 - 1051 Graydon Hill Boulevard, Edmonton

MLS® #E4441841

**\$433,000**

3 Bedroom, 2.50 Bathroom, 1,678 sqft

Condo / Townhouse on 0.00 Acres

Graydon Hill, Edmonton, AB

GRAYDON HILL GEM! Dear Buyer, this is THE ONE youâ€™ve been waiting for! A corner unit, facing TREES, in one of the most peaceful pockets of SW Edmonton. No through traffic, just nature, quiet, and walking trails at your doorstep. Inside? Loaded with Show home upgrades: quartz countertops, stainless steel appliances, high-end blinds, A/C, and not one but TWO balconies! Need space? Youâ€™ve got 3 bedrooms, 2.5 baths, a double attached garage, and a flex room on the main floor perfect for your home gym or office. Stylish, bright, and MOVE-IN READY. This isn't just a townhouse, itâ€™s a lifestyle. And itâ€™s calling your name!

Built in 2020

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4441841          |
| Price          | \$433,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,678             |
| Acres          | 0.00              |
| Year Built     | 2020              |
| Type           | Condo / Townhouse |



|          |           |
|----------|-----------|
| Sub-Type | Townhouse |
| Style    | 3 Storey  |
| Status   | Active    |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 1051 Graydon Hill Boulevard |
| Area        | Edmonton                    |
| Subdivision | Graydon Hill                |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T6W 3C8                     |

### Amenities

|           |                                                                                       |
|-----------|---------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Hot Water Electric, No Animal Home, No Smoking Home, Parking-Visitor |
| Parking   | Double Garage Attached                                                                |

### Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                               |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-2, Natural Gas                                                                                      |
| Stories           | 3                                                                                                              |
| Has Basement      | Yes                                                                                                            |
| Basement          | None, No Basement                                                                                              |

### Exterior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                  |
| Exterior Features | Airport Nearby, Corner Lot, Golf Nearby, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                    |
| Construction      | Wood, Stone, Vinyl                                                                                                                  |
| Foundation        | Concrete Perimeter                                                                                                                  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2025 |
| Days on Market | 5               |
| Zoning         | Zone 55         |
| HOA Fees       | 75              |

HOA Fees Freq.     Annually

Condo Fee             \$226

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Listing information last updated on June 16th, 2025 at 7:17am MDT