

Courtesy Of Stephanie Martin-Rawluk Of Exp Realty

# \$394,900 - 45 1051 Graydon Hill Blvd, Edmonton

MLS® #E4420383

**\$394,900**

3 Bedroom, 2.50 Bathroom, 1,509 sqft  
Condo / Townhouse on 0.00 Acres

Graydon Hill, Edmonton, AB

Welcome to this lovely 3 bedroom townhome in the well sought after community of Graydon Hill, just off the Henday! In close proximity to the airport, beautiful golf courses & nature parks, this part of the city is perfect if you're looking for a balance of convenience and peace in a quiet family neighbourhood. Built in 2021 the property boasts a spacious double attached garage, stainless steel appliances, and a patio on both the front and back of the home. Walking into the main level you have a large entry area, the garage, and utility room. Moving up to the 2nd level you will find a bright & sunny living room, open kitchen, dining area, and 2 piece bath. On the 3rd level are 3 large bedrooms, a 4 piece bath, and a 3 piece en suite with a walk in shower, and the laundry is conveniently on the 3rd floor! This property is a great investment opportunity for anybody looking to have secure rental income in a strong & growing area, or a perfect starter home for a young couple or family.

Built in 2021

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4420383  |
| Price     | \$394,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,509             |
| Acres          | 0.00              |
| Year Built     | 2021              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### **Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 45 1051 Graydon Hill Blvd |
| Area        | Edmonton                  |
| Subdivision | Graydon Hill              |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6W 3C8                   |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Closet Organizers, Deck, Parking-Visitor |
| Parking   | Double Garage Attached                   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Airport Nearby, Golf Nearby, Low Maintenance Landscape, Paved Lane, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | February 5th, 2025 |
| Days on Market | 60                 |
| Zoning         | Zone 55            |
| HOA Fees       | 75                 |
| HOA Fees Freq. | Annually           |
| Condo Fee      | \$229              |

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Listing information last updated on April 6th, 2025 at 6:32pm MDT