# \$395,000 - 59 1005 Graydon Hill Boulevard, Edmonton

MLS® #E4426740

#### \$395,000

3 Bedroom, 2.50 Bathroom, 1,600 sqft Condo / Townhouse on 0.00 Acres

Graydon Hill, Edmonton, AB

Welcome to Graydon Hill, nestled between the prestigious communities of Jagare Ridge and Rutherford. This desirable location offers a driving range, 18-hole golf course, shopping, dining, and the scenic Whitemud Creek Arch. With low condo fees and a double attached garage, convenience is at your doorstep. The main floor features an open-concept layout with LVP flooring, a bright kitchen with stainless steel appliances, pantry, and ample natural light. A spacious living room, laundry area, half bath, and large balcony complete the level. Upstairs are three bedrooms and two full bathrooms, including a four-piece ensuite in the primary suite. Located near trails, parks, shopping, the future hospital, and the Anthony Henday, this home offers both comfort and connectivity. Ideal for home buyers or investors, this is a must-see!



#### **Essential Information**

MLS® # E4426740

Price \$395,000

Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,600







Acres 0.00 Year Built 2016

Type Condo / Townhouse

Sub-Type Townhouse
Style 3 Storey
Status Active

## **Community Information**

Address 59 1005 Graydon Hill Boulevard

Area Edmonton
Subdivision Graydon Hill
City Edmonton
County ALBERTA

Province AB

Postal Code T6W 3J5

#### **Amenities**

Amenities Ceiling 9 ft., Detectors Smoke, Hot Water Electric, No Animal Home, No

Smoking Home, Patio, Natural Gas BBQ Hookup

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave

Hood Fan, Refrigerator, Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Airport Nearby, Flat Site, Golf Nearby, Level Land, Low Maintenance

Landscape, No Through Road, Playground Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

### **Additional Information**

Date Listed March 21st, 2025

Days on Market 14

Zoning Zone 55

Condo Fee \$250

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