

\$368,800 - 65 1005 Graydon Hill Boulevard, Edmonton

MLS® #E4426900

\$368,800

3 Bedroom, 2.50 Bathroom, 1,550 sqft
Condo / Townhouse on 0.00 Acres

Graydon Hill, Edmonton, AB

Value and convenience in a modern SW townhome! Welcome to Graydon Hill, surrounded by nearby ravine/green space, parks/ponds, amenities such as restaurants/retail/golf & easy access to major amenities/transit! Fantastic 3-bedroom floorplan with spacious primary suite, including 3pc ensuite, 2 additional bedrooms & shared 4pc bathroom. Inviting main level boasts large windows and plenty of natural light. Modern kitchen with stainless steel appliances, white shaker cabinets, quartz counters & walk-in pantry! Living room offers access to private balcony too (no shared balcony on this unit!). Additional features include double attached garage, large storage area & quartz counters throughout. Enjoy walking trails throughout the community and a nature reserve just a block away! Edmonton International Airport close by too! A must see!

Built in 2018

Essential Information

| | |
|------------|-----------|
| MLS® # | E4426900 |
| Price | \$368,800 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |



| | |
|----------------|-------------------|
| Square Footage | 1,550 |
| Acres | 0.00 |
| Year Built | 2018 |
| Type | Condo / Townhouse |
| Sub-Type | Townhouse |
| Style | 3 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------------------|
| Address | 65 1005 Graydon Hill Boulevard |
| Area | Edmonton |
| Subdivision | Graydon Hill |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 3J5 |

Amenities

| | |
|----------------|------------------------|
| Amenities | Detectors Smoke, Patio |
| Parking Spaces | 2 |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | None, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|----------------------------|
| Elementary | Steinhauer/JoanCarr |
| Middle | DSMackenzie/ThomasAquinas |
| High | DrAnneAnderson/FMMcCaffery |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 21st, 2025 |
| Days on Market | 14 |
| Zoning | Zone 55 |
| HOA Fees | 75 |
| HOA Fees Freq. | Annually |
| Condo Fee | \$250 |

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Listing information last updated on April 4th, 2025 at 8:17am MDT