

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	61
Zoning	Zone 55
HOA Fees	75
HOA Fees Freq.	Annually
Condo Fee	\$229

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