

## **\$349,500 - 53 1005 Graydon Hill Boulevard, Edmonton**

MLS® #E4450255

### **\$349,500**

3 Bedroom, 2.50 Bathroom, 1,324 sqft  
Condo / Townhouse on 0.00 Acres

Graydon Hill, Edmonton, AB

Best Value in Graydon Hill! This 3 storey home is perfect for the first-time buyer, empty nester and investors alike. The main floor has a spacious foyer, a storage area, mechanical room and access to your attached double garage . The open plan main floor features a large kitchen with plethora of cabinetry, peninsula island, granite counter tops, stainless steel appliances & a huge walk-in pantry. A hidden laundry area, sunny living room, large balcony and a beautiful 2 piece powder room complete the main level. Upper level boasts 3 bedrooms , 2 full baths, including a spacious primary bedroom c/w walk-in closet & 4 piece ensuite. Convenient access to EIA, schools, shopping and public transportation, not to mention the fantastic driving range thats literally across the street! WELCOME HOME!!

Built in 2016

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4450255  |
| Price          | \$349,500 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,324     |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2016              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 3 Storey          |
| Status     | Active            |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 53 1005 Graydon Hill Boulevard |
| Area        | Edmonton                       |
| Subdivision | Graydon Hill                   |
| City        | Edmonton                       |
| County      | ALBERTA                        |
| Province    | AB                             |
| Postal Code | T6W 3C8                        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, Detectors Smoke  |
| 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, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                             |
| Stories           | 3                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | None, No Basement                                                                                                                     |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior          | Concrete, Stone, Vinyl                  |
| Exterior Features | Airport Nearby, Golf Nearby, Landscaped |
| Roof              | Asphalt Shingles                        |
| Construction      | Concrete, Stone, Vinyl                  |
| Foundation        | Concrete Perimeter                      |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 29th, 2025 |
| Days on Market | 30              |

|           |         |
|-----------|---------|
| Zoning    | Zone 55 |
| Condo Fee | \$250   |

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Listing information last updated on August 28th, 2025 at 9:31am MDT