

# \$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

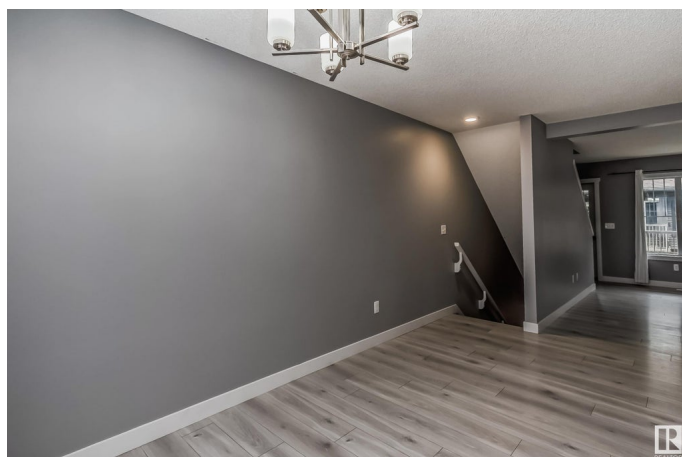
Graydon Hill, Edmonton, AB

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!

Built in 2016

## 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

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 4th, 2025 at 10:47am MDT