

# \$409,500 - 31 1051 Graydon Hill Boulevard, Edmonton

MLS® #E4420665

## \$409,500

3 Bedroom, 2.50 Bathroom, 1,551 sqft  
Condo / Townhouse on 0.00 Acres

Graydon Hill, Edmonton, AB

Welcome to your gorgeous end unit in the lovely community of Graydon Hill. The layout will delight you with the intelligent use of 1,550 SF featuring 3 bedrooms, 2.5 baths and 3 floors of incredibly planned space. LOW CONDO FEES, double garage with ample storage. The Large flex room on the Main floor can be an office or 4th bedroom. The 2nd floor highlights an open concept feel with an oversized great room floating right into the modern kitchen showcasing quartz counter tops, 9 ft ceilings, Luxury vinyl plank-flooring, sleek modern soft close cabinetry and a half bath! Onto the 3rd floor, you will find your impressive Master with large windows allowing tons of natural light, walk-in closets. Third-floor laundry carefully placed for your time and convenience. (5 photos are virtually staged)

Built in 2021

### Essential Information

MLS® #	E4420665
Price	\$409,500
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,551
Acres	0.00



Year Built	2021
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	31 1051 Graydon Hill Boulevard
Area	Edmonton
Subdivision	Graydon Hill
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3C8

### **Amenities**

Amenities	No Smoking Home
Parking Spaces	2
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, 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	Golf Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	February 6th, 2025
Days on Market	37

Zoning	Zone 55
HOA Fees	75
HOA Fees Freq.	Annually
Condo Fee	\$226

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 March 15th, 2025 at 1:02am MDT