

Courtesy Of Karen G Stanko Of RE/MAX Real Estate

# \$389,900 - 57 1051 Graydon Hill Boulevard, Edmonton

MLS® #E4416677

**\$389,900**

2 Bedroom, 2.50 Bathroom, 1,668 sqft  
Condo / Townhouse on 0.00 Acres

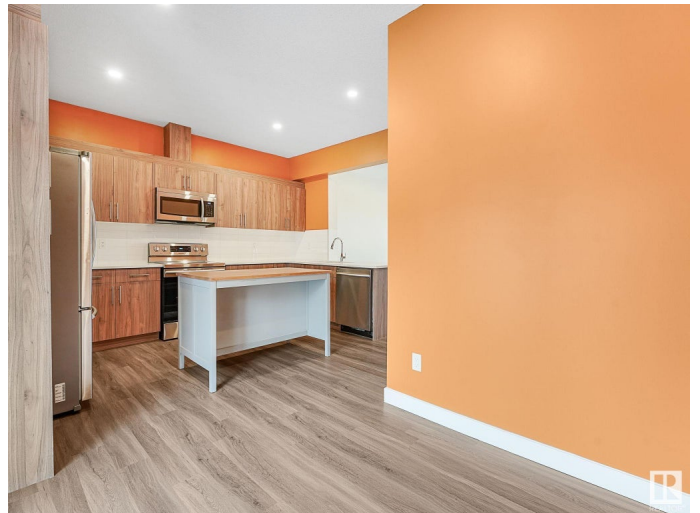
Graydon Hill, Edmonton, AB

Welcome to your gorgeous like new Townhome in the lovely community of Graydon Hill. The layout will delight you with the intelligent use of over 1700 Square feet of livable space featuring 2 huge bedrooms, 2.5 baths & three floors of incredibly planned space. The Large flex room on the Main floor can be converted into a bedroom or used as office/work out space. The Second floor highlights an open concept feel with an oversized great room floating right into the modern kitchen with luxurious quartz counter tops, 9 ft ceilings, 8mm vinyl plank flooring, sleek modern soft close cabinetry, illuminating pot lights, a half bath, & 2 generous patios! Onto the third floor, you will find your 2 impressive bedrooms both w/ private bathrooms & walk-in closets. Third-floor laundry carefully placed for your time and convenience. The unit has new carpet and fresh paint is move in ready for quick possession! Steps from Parks, trails & schools location cannot be beat!

Built in 2019

## Essential Information

MLS® #	E4416677
Price	\$389,900
Bedrooms	2



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,668
Acres	0.00
Year Built	2019
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	57 1051 Graydon Hill Boulevard
Area	Edmonton
Subdivision	Graydon Hill
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1A3

### **Amenities**

Amenities	Ceiling 9 ft., Hot Water Natural Gas, Smart/Program. Thermostat, HRV System
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	Wood, Stone, Vinyl
Exterior Features	Landscaped, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Steinhauer School
Middle	D S McKenzie School
High	Harry Ainlay School

### **Additional Information**

Date Listed	December 28th, 2024
Days on Market	97
Zoning	Zone 55
Condo Fee	\$199

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Listing information last updated on April 4th, 2025 at 7:02am MDT