

\$368,800 - 65 1005 Graydon Hill Boulevard, Edmonton

MLS® #E4426900

\$368,800

3 Bedroom, 2.50 Bathroom, 1,550 sqft
Condo / Townhouse on 0.00 Acres

Graydon Hill, Edmonton, AB

Value and convenience in a modern SW townhome! Welcome to Graydon Hill, surrounded by nearby ravine/green space, parks/ponds, amenities such as restaurants/retail/golf & easy access to major amenities/transit! Fantastic 3-bedroom floorplan with spacious primary suite, including 3pc ensuite, 2 additional bedrooms & shared 4pc bathroom. Inviting main level boasts large windows and plenty of natural light. Modern kitchen with stainless steel appliances, white shaker cabinets, quartz counters & walk-in pantry! Living room offers access to private balcony too (no shared balcony on this unit!). Additional features include double attached garage, large storage area & quartz counters throughout. Enjoy walking trails throughout the community and a nature reserve just a block away! Edmonton International Airport close by too! A must see!

Built in 2018

Essential Information

MLS® #	E4426900
Price	\$368,800
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,550
Acres	0.00
Year Built	2018
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

Community Information

Address	65 1005 Graydon Hill Boulevard
Area	Edmonton
Subdivision	Graydon Hill
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3J5

Amenities

Amenities	Detectors Smoke, Patio
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Steinhauer/JoanCarr
Middle	DSMackenzie/ThomasAquinas
High	DrAnneAnderson/FM McCaffery

Additional Information

Date Listed	March 21st, 2025
Days on Market	13
Zoning	Zone 55
HOA Fees	75
HOA Fees Freq.	Annually
Condo Fee	\$250

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