

## \$415,000 - 32 1051 Graydon Hill Boulevard, Edmonton

MLS® #E4442327

**\$415,000**

3 Bedroom, 2.50 Bathroom, 1,667 sqft

Condo / Townhouse on 0.00 Acres

Graydon Hill, Edmonton, AB

Welcome to this stylish 3-storey townhome in Graydon Hill offering nearly 1700 sqft of modern living! Built in 2021, this 3 bed, 2.5 bath home features a spacious flex room on the entry level, perfect for a home office, gym or a 4th bedroom, plus a mudroom and double attached garage. The main floor boasts 9 ft ceilings, luxury vinyl plank flooring, quartz countertops, stainless steel appliances, soft-close cabinetry, and two balconies at the front and back. Upstairs you'll find a large primary suite with a walk-in closet and 3-pc en-suite, two additional bedrooms, a 4-pc bath, and convenient upper floor laundry. Enjoy the Low Condo Fee and a prime location, facing green space and walking trail, minutes to the Henday, airport, schools, shopping, parks & golf. A perfect starter home or investment!

Built in 2021

### Essential Information

MLS® #	E4442327
Price	\$415,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,667



Acres	0.00
Year Built	2021
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	32 1051 Graydon Hill Boulevard
Area	Edmonton
Subdivision	Graydon Hill
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3C8

### Amenities

Amenities	Off Street Parking, Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Hot Water Natural Gas, No Smoking Home, Parking-Visitor, Patio, HRV System
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, 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	Airport Nearby, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 13th, 2025
Days on Market	37
Zoning	Zone 55
HOA Fees	75
HOA Fees Freq.	Annually
Condo Fee	\$226

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