

Courtesy Of . Arun Singh Of Royal Lepage Arteam Realty

## **\$860,000 - 1407 Graydon Hill Way, Edmonton**

MLS® #E4464802

**\$860,000**

5 Bedroom, 4.00 Bathroom, 2,752 sqft  
Single Family on 0.00 Acres

Graydon Hill, Edmonton, AB

Welcome to Graydon Hill, a serene southwest community surrounded by nature yet minutes from city conveniences. This beautifully maintained home offers over 2,700 sq. ft. plus a fully finished basement with a side entrance. Enjoy natural light throughout w/ soaring windows & a vaulted living room. Gorgeous kitchen features a walk through pantry, upgraded appliances (incl. gas stove), Air Condition & reverse osmosis. Open concept kitchen, dining, living room + MAIN FLOOR BATH & DEN/BDRM. Upstairs find huge primary walk-in & 5pc ensuite. 2 more well-sized bedrooms, 4pc bathroom, laundry & spacious bonus room. Basement offers 2 additional bedrooms, living area & wet bar. Features engineered hardwood, quartz throughout, central vac rough-in, 8' doors, 9' ceilings, new windows, BACK GATE for ADDTL PARKING & new landscaping. Walking trail across the street leading to a naturalized storm pond + large park down the block. Easy access to Henday, Calgary Trail, Currents of Windermere, South Common & more!



Built in 2018

### **Essential Information**

MLS® #	E4464802
Price	\$860,000

Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,752
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	1407 Graydon Hill Way
Area	Edmonton
Subdivision	Graydon Hill
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3C9

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Hot Water Instant, Vaulted Ceiling, Wet Bar, See Remarks, Vacuum System-Roughed-In, HRV System
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Back Lane, Fenced, Golf Nearby, Landscaped, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	November 4th, 2025
Days on Market	15
Zoning	Zone 55
HOA Fees	150
HOA Fees Freq.	Annually

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