

## \$619,900 - 2082 Graydon Hill Crescent, Edmonton

MLS® #E4421969

**\$619,900**

3 Bedroom, 2.50 Bathroom, 1,612 sqft

Single Family on 0.00 Acres

Graydon Hill, Edmonton, AB

Welcome to your dream home in the sought-after community of Graydon Hill! This exquisite San Rufo 2-storey offers over 1600 sq ft of living space, featuring 3 bedrooms and 2.5 baths. Step inside to find stunning vinyl plank flooring, a spacious foyer, and chic modern finishes throughout. The kitchen boasts a large walkthrough pantry, stainless steel appliances, quartz countertops, white subway tile backsplash, and sleek gray cabinetry. Enjoy abundant natural light in your dining and living areas, with views of the expansive backyard—ideal for hosting. Upstairs, the master suite offers a luxurious 5-piece en-suite and walk-in closet. Two additional bedrooms, a full 4-piece bath, and a dedicated laundry room with shelving complete the upper level. Outside, a large back deck awaits in the generous yard, next to walking paths, trails, and close to shopping, schools, parks, transport, and Anthony Henday Freeway. Discover the perfect blend of style and convenience!

Built in 2018

### Essential Information

MLS® # E4421969

Price \$619,900

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,612
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2082 Graydon Hill Crescent
Area	Edmonton
Subdivision	Graydon Hill
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4C7

### Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, Front Porch, No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Flat Site, Landscaped, Level Land, No Back

	Lane, No Through Road
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	February 18th, 2025
Days on Market	70
Zoning	Zone 55
HOA Fees	0.1
HOA Fees Freq.	Annually

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