\$394,900 - 45 1051 Graydon Hill Blvd, Edmonton

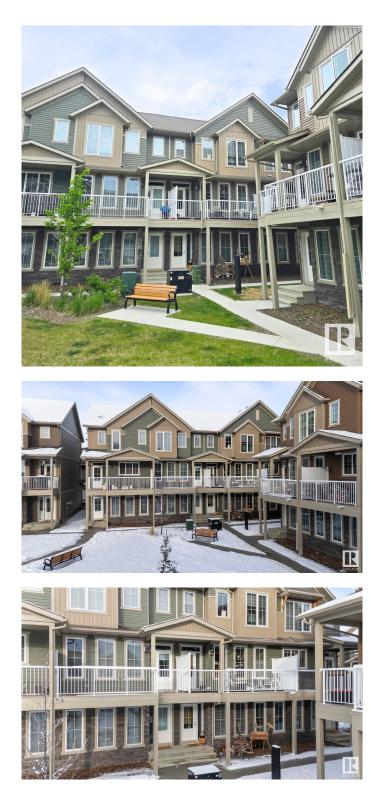
MLS® #E4439973

\$394,900

3 Bedroom, 2.50 Bathroom, 1,509 sqft Condo / Townhouse on 0.00 Acres

Graydon Hill, Edmonton, AB

Welcome to this lovely 3 bedroom townhome in the well sought after community of Graydon Hill, just off the Henday! In close proximity to the airport, beautiful golf courses & nature parks, this part of the city is perfect if you're looking for a balance of convenience and peace in a quiet family neighbourhood. Built in 2021 the property boasts a spacious double attached garage, stainless steel appliances, and a patio on both the front and back of the home. Walking into the main level you have a large entry area, the garage, and utility room. Moving up to the 2nd level you will find a bright & sunny living room, open kitchen, dining area, and 2 piece bath. On the 3rd level are 3 large bedrooms, a 4 piece bath, and a 3 piece en suite with a walk in shower, and the laundry is conveniently on the 3rd floor! This property is a great investment opportunity for anybody looking to have secure rental income in a strong & growing area, or a perfect starter home for a young couple or family.



Built in 2021

Essential Information

| MLS® # | E4439973 |
|-----------|-----------|
| Price | \$394,900 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |

| Full Baths | 2 |
|----------------|-------------------|
| Half Baths | 1 |
| Square Footage | 1,509 |
| Acres | 0.00 |
| Year Built | 2021 |
| Туре | Condo / Townhouse |
| Sub-Type | Townhouse |
| Style | 3 Storey |
| Status | Active |
| | |

Community Information

| Address | 45 1051 Graydon Hill Blvd |
|-------------|---------------------------|
| Area | Edmonton |
| Subdivision | Graydon Hill |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 3C8 |

Amenities

| Amenities | Closet Organizers, Deck, Parking-Visitor |
|-----------|--|
| Parking | Double Garage Attached |

Interior

| Interior Features | ensuite bathroom | | |
|-------------------|---|--|--|
| Appliances | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric | | |
| Heating | Forced Air-1, Natural Gas | | |
| Stories | 3 | | |
| Has Basement | Yes | | |
| Basement | None, No Basement | | |

Exterior

| Exterior | Wood, Vinyl |
|-------------------|---|
| Exterior Features | Airport Nearby, Golf Nearby, Low Maintenance Landscape, Paved Lane, |
| | Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| Date Listed | June 1st, 2025 |
|----------------|----------------|
| Days on Market | 81 |
| Zoning | Zone 55 |
| HOA Fees | 75 |
| HOA Fees Freq. | Annually |
| Condo Fee | \$229 |

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Listing information last updated on August 21st, 2025 at 12:02am MDT