

\$499,900 - 1537 Graydon Hill Point(e), Edmonton

MLS® #E4440767

\$499,900

3 Bedroom, 2.50 Bathroom, 1,732 sqft

Single Family on 0.00 Acres

Graydon Hill, Edmonton, AB

LOCATION! PRIDE OF OWNERSHIP!

Welcome HOME to this WELL MAINTAINED at nearly 1750 sf, UPGRADED half duplex in sought after SOUTHWEST community of GRAYDON HILL. MASSIVE LOT BACKING ONTO TO THE TREE-LINE & GREEN-SPACE on a quiet cul-de-sac sits this 2 Storey w/DBL FRONT ATT. GARAGE PROPERTY. Entering you are greeted with LVP flooring, spacious foyer & wide hallway leading you to den/office on the left. CHEFS KITCHEN, looking onto to the living-room w/fireplace, has it all with SS appliances, QUARTZ counters, plenty of cupboards/cabinet space, and pantry. ENJOY meals at the dinner table with GORGEOUS VIEWS of the beautifully maintained yard and STUNNING TREE LINE! (rear composite deck). Finishing off main floor is the 1/2 bath w/laundry tucked away in mudroom. Upstairs has 3 BEDROOMS incl. bonus room, full bath and SPACIOUS MASTER w/5 piece ensuite. Basement unspoiled w/2 windows, plus Central A/C. Close to Henday, shopping, airport, schools & more DON'T DELAY make this HOME TODAY!

Built in 2016

Essential Information

MLS® #

E4440767



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|----------------|---------------|
| Price | \$499,900 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,732 |
| Acres | 0.00 |
| Year Built | 2016 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------------|
| Address | 1537 Graydon Hill Point(e) |
| Area | Edmonton |
| Subdivision | Graydon Hill |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 3C7 |

Amenities

| | |
|-----------|--|
| Amenities | Deck, Detectors Smoke, Smart/Program. Thermostat |
| 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, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Mantel |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 5th, 2025 |
| Days on Market | 12 |
| Zoning | Zone 55 |
| HOA Fees | 150 |
| HOA Fees Freq. | Annually |

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Listing information last updated on June 17th, 2025 at 12:47am MDT