

# \$433,000 - 1051 Graydon Hill Boulevard, Edmonton

MLS® #E4441841

**\$433,000**

3 Bedroom, 2.50 Bathroom, 1,678 sqft

Condo / Townhouse on 0.00 Acres

Graydon Hill, Edmonton, AB

GRAYDON HILL GEM! Dear Buyer, this is THE ONE youâ€™ve been waiting for! A corner unit, facing TREES, in one of the most peaceful pockets of SW Edmonton. No through traffic, just nature, quiet, and walking trails at your doorstep. Inside? Loaded with Show home upgrades: quartz countertops, stainless steel appliances, high-end blinds, A/C, and not one but TWO balconies! Need space? Youâ€™ve got 3 bedrooms, 2.5 baths, a double attached garage, and a flex room on the main floor perfect for your home gym or office. Stylish, bright, and MOVE-IN READY. This isn't just a townhouse, itâ€™s a lifestyle. And itâ€™s calling your name!

Built in 2020

## Essential Information

MLS® #	E4441841
Price	\$433,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,678
Acres	0.00
Year Built	2020
Type	Condo / Townhouse



Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

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

### Amenities

Amenities	Air Conditioner, Hot Water Electric, No Animal Home, No Smoking Home, Parking-Visitor
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-2, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Corner Lot, Golf Nearby, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 11th, 2025
Days on Market	5
Zoning	Zone 55
HOA Fees	75

HOA Fees Freq.     Annually  
Condo Fee             \$226

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Listing information last updated on June 16th, 2025 at 12:02am MDT