

\$349,500 - 53 1005 Graydon Hill Boulevard, Edmonton

MLS® #E4450255

\$349,500

3 Bedroom, 2.50 Bathroom, 1,324 sqft
Condo / Townhouse on 0.00 Acres

Graydon Hill, Edmonton, AB

Best Value in Graydon Hill! This 3 storey home is perfect for the first-time buyer, empty nester and investors alike. The main floor has a spacious foyer, a storage area, mechanical room and access to your attached double garage. The open plan main floor features a large kitchen with plethora of cabinetry, peninsula island, granite counter tops, stainless steel appliances & a huge walk-in pantry. A hidden laundry area, sunny living room, large balcony and a beautiful 2 piece powder room complete the main level. Upper level boasts 3 bedrooms, 2 full baths, including a spacious primary bedroom c/w walk-in closet & 4 piece ensuite. Convenient access to EIA, schools, shopping and public transportation, not to mention the fantastic driving range thats literally across the street! WELCOME HOME!!

Built in 2016

Essential Information

MLS® #	E4450255
Price	\$349,500
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,324



Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

Community Information

Address	53 1005 Graydon Hill Boulevard
Area	Edmonton
Subdivision	Graydon Hill
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3C8

Amenities

Amenities	Deck, Detectors Smoke
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Concrete, Stone, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Landscaped
Roof	Asphalt Shingles
Construction	Concrete, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 29th, 2025
Days on Market	6

Zoning	Zone 55
Condo Fee	\$250

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 4th, 2025 at 9:17pm MDT