

# \$368,800 - 65 1005 Graydon Hill Boulevard, Edmonton

MLS® #E4426900

**\$368,800**

3 Bedroom, 2.50 Bathroom, 1,550 sqft  
Condo / Townhouse on 0.00 Acres

Graydon Hill, Edmonton, AB

Value and convenience in a modern SW townhome! Welcome to Graydon Hill, surrounded by nearby ravine/green space, parks/ponds, amenities such as restaurants/retail/golf & easy access to major amenities/transit! Fantastic 3-bedroom floorplan with spacious primary suite, including 3pc ensuite, 2 additional bedrooms & shared 4pc bathroom. Inviting main level boasts large windows and plenty of natural light. Modern kitchen with stainless steel appliances, white shaker cabinets, quartz counters & walk-in pantry! Living room offers access to private balcony too (no shared balcony on this unit!). Additional features include double attached garage, large storage area & quartz counters throughout. Enjoy walking trails throughout the community and a nature reserve just a block away! Edmonton International Airport close by too! A must see!

Built in 2018

## Essential Information

MLS® #	E4426900
Price	\$368,800
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,550
Acres	0.00
Year Built	2018
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	65 1005 Graydon Hill Boulevard
Area	Edmonton
Subdivision	Graydon Hill
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3J5

### **Amenities**

Amenities	Detectors Smoke, Patio
Parking Spaces	2
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Steinhauer/JoanCarr
Middle	DSMackenzie/ThomasAquinas
High	DrAnneAnderson/FM McCaffery

### **Additional Information**

Date Listed	March 21st, 2025
Days on Market	15
Zoning	Zone 55
HOA Fees	75
HOA Fees Freq.	Annually
Condo Fee	\$250

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