

## \$399,900 - 58 1051 Graydon Hill Boulevard, Edmonton

MLS® #E4433751

**\$399,900**

3 Bedroom, 2.50 Bathroom, 1,625 sqft

Condo / Townhouse on 0.00 Acres

Graydon Hill, Edmonton, AB

**GORGEOUS!!!** Prepare to be impressed by this stunning end unit 3 bed 2.5 bath 1625 sq ft townhouse in Graydon Hill. This unit has incredible features including vinyl floors, quartz counters, S/S appliances, and a cozy fireplace. Upstairs you'll find 3 ample bedrooms with the primary featuring a 3 pce ensuite and walk in closet. Laundry is conveniently located upstairs as well. The main level is perfect for a gym, office or playspace. The heated garage is a double attached and this unit has the best parking setup in the complex being right on the street. This pristine unit is the perfect starter home one block to green space and all the shops of Chappelle minutes away.

Built in 2020

### Essential Information

MLS® #	E4433751
Price	\$399,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,625
Acres	0.00
Year Built	2020



Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	58 1051 Graydon Hill Boulevard
Area	Edmonton
Subdivision	Graydon Hill
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3C8

### Amenities

Amenities	Deck
Parking	Double Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 1st, 2025
-------------	---------------

Days on Market	3
Zoning	Zone 55
Condo Fee	\$229

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 May 4th, 2025 at 12:02pm MDT