

## \$500,000 - 1700 Graydon Hill Link Link, Edmonton

MLS® #E4460201

**\$500,000**

3 Bedroom, 2.50 Bathroom, 1,356 sqft

Single Family on 0.00 Acres

Graydon Hill, Edmonton, AB

Welcome to this beautifully maintained, quality-built LANDMARK HOME—ideal for first-time buyers or those looking to invest in a growing community. Nestled on a landscaped pie-shaped lot, offering plenty of outdoor space for entertaining & relaxation. Step inside to discover the bright, open-concept main floor with vinyl plank flooring throughout. Spacious LR features a lg front window that floods the space with natural light. The kitchen hosts an abundance of cabinetry, quartz countertops, SS appliances & an island & adjoining dining space. Upstairs, the generously sized primary suite boasts two LG windows, a walk-in closet & 3-piece ensuite. Two additional bdrms, main bath & convenient upstairs laundry complete this level. The partially framed basement offers great potential & awaits your personal touch. Enjoy the added value of a 22x22 double detached garage. Don't miss your chance to own a move-in-ready home in the desirable Graydon Hill community—close to parks, walking trails, and all amenities!

Built in 2019

### Essential Information

MLS® # E4460201

Price \$500,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,356                  |
| Acres          | 0.00                   |
| Year Built     | 2019                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 1700 Graydon Hill Link Link |
| Area        | Edmonton                    |
| Subdivision | Graydon Hill                |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T6W 4C6                     |

### Amenities

|           |                                                                                                          |
|-----------|----------------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Tankless, No Animal Home, No Smoking Home, Vinyl Windows |
| Parking   | Double Garage Detached                                                                                   |

### 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, Combination                                                                                                             |
| Stories           | 2                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Full, Unfinished                                                                                                                      |

### Exterior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                     |
| Exterior Features | Airport Nearby, Back Lane, Fenced, Flat Site, Landscaped, Level Land, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 30th, 2025 |
| Days on Market | 16                   |
| Zoning         | Zone 55              |
| HOA Fees       | 150                  |
| HOA Fees Freq. | Annually             |

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Listing information last updated on October 16th, 2025 at 12:17pm MDT