

# \$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	29

Zoning	Zone 55
Condo Fee	\$250

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