

## \$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 | 6       |
| Zoning         | Zone 55 |
| Condo Fee      | \$229   |

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Listing information last updated on May 7th, 2025 at 1:17pm MDT