

## \$439,999 - 23 1051 Graydon Hill Boulevard, Edmonton

MLS® #E4438038

**\$439,999**

3 Bedroom, 2.50 Bathroom, 1,796 sqft

Condo / Townhouse on 0.00 Acres

Graydon Hill, Edmonton, AB

Welcome to this stunning Corner 3-bedroom townhome in the highly desirable community of Graydon Hill, just minutes from the Henday! Built in 2021, this modern and well-maintained home offers the perfect blend of comfort, convenience, and tranquility. Ideally located close to the airport, scenic golf courses, and peaceful nature parks, this property is perfect for families or professionals looking for a quiet, well-connected neighborhood with easy access to all major amenities. Inside, you'll find a functional layout across three levels, including a versatile main floor den—ideal for a home office, guest room, or additional living space. This added flexibility makes the home attractive for rental purposes or as a smart investment opportunity in one of South Edmonton's growing communities. Whether you're a first-time homebuyer, a young family, or an investor, this property is a fantastic opportunity to secure a stylish, low-maintenance home in a thriving location.

Built in 2021

### Essential Information

MLS® #	E4438038
Price	\$439,999
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,796
Acres	0.00
Year Built	2021
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	23 1051 Graydon Hill Boulevard
Area	Edmonton
Subdivision	Graydon Hill
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3C8

### Amenities

Amenities	No Animal Home, No Smoking Home, Parking-Visitor
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
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Corner Lot, Golf Nearby, Landscaped, Low Maintenance Landscape, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 23rd, 2025  
Days on Market                36  
Zoning                              Zone 55  
HOA Fees                         75  
HOA Fees Freq.                Annually  
Condo Fee                        \$229



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