

\$415,000 - 32 1051 Graydon Hill Boulevard, Edmonton

MLS® #E4442327

\$415,000

3 Bedroom, 2.50 Bathroom, 1,667 sqft

Condo / Townhouse on 0.00 Acres

Graydon Hill, Edmonton, AB

Welcome to this stylish 3-storey townhome in Graydon Hill offering nearly 1700 sqft of modern living! Built in 2021, this 3 bed, 2.5 bath home features a spacious flex room on the entry level, perfect for a home office, gym or a 4th bedroom, plus a mudroom and double attached garage. The main floor boasts 9 ft ceilings, luxury vinyl plank flooring, quartz countertops, stainless steel appliances, soft-close cabinetry, and two balconies at the front and back. Upstairs you'll find a large primary suite with a walk-in closet and 3-pc en-suite, two additional bedrooms, a 4-pc bath, and convenient upper floor laundry. Enjoy the Low Condo Fee and a prime location, facing green space and walking trail, minutes to the Henday, airport, schools, shopping, parks & golf. A perfect starter home or investment!

Built in 2021

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4442327 |
| Price | \$415,000 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,667 |



| | |
|------------|-------------------|
| Acres | 0.00 |
| Year Built | 2021 |
| Type | Condo / Townhouse |
| Sub-Type | Townhouse |
| Style | 3 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------------------|
| Address | 32 1051 Graydon Hill Boulevard |
| Area | Edmonton |
| Subdivision | Graydon Hill |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 3C8 |

Amenities

| | |
|-----------|---|
| Amenities | Off Street Parking, Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Hot Water Natural Gas, No Smoking Home, Parking-Visitor, Patio, HRV System |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, 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 | Wood, Stone, Vinyl |
| Exterior Features | Airport Nearby, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 13th, 2025 |
| Days on Market | 25 |
| Zoning | Zone 55 |
| HOA Fees | 75 |
| HOA Fees Freq. | Annually |
| Condo Fee | \$226 |

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Listing information last updated on July 8th, 2025 at 3:02am MDT