Courtesy Of Stephanie Martin-Rawluk Of Exp Realty

$399,900 - 1051 Graydon Hill Blvd, Edmonton

MLS® #E4458455

$399,900
3 Bedroom, 2.50 Bathroom, 1,675 sqft
Condo / Townhouse on 0.00 Acres

Graydon Hill, Edmonton, AB

Welcome to this lovely 3 bedroom townhome in the well sought after community of Graydon Hill, just off the Henday! In close proximity to the airport, beautiful golf courses & nature parks, this part of the city is perfect if you're looking for a balance of convenience and peace in a quiet family neighbourhood. Built in 2021 the property boasts a spacious double attached garage, stainless steel appliances, and a patio on both the front and back of the home. Walking into the main level you have a large entry area, the garage, and utility room. Moving up to the 2nd level you will find a bright & sunny living room, open kitchen, dining area, and 2 piece bath. On the 3rd level are 3 large bedrooms, a 4 piece bath, and a 3 piece en suite with a walk in shower, and the laundry is conveniently on the 3rd floor! This property is a great investment opportunity for anybody looking to have secure rental income in a strong & growing area, or a perfect starter home for a young couple or family.

Built in 2021

Essential Information

MLS® #	E4458455
Price	$399,900
Bedrooms	3
Bathrooms	2.50

Full Baths	2
Half Baths	1
Square Footage	1,675
Acres	0.00
Year Built	2021
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

Community Information

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

Amenities

Amenities	Closet Organizers, Deck, Parking-Visitor
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Low Maintenance Landscape, Paved Lane, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 18th, 2025
Days on Market	8
Zoning	Zone 55
HOA Fees	75
HOA Fees Freq.	Annually
Condo Fee	$229

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Listing information last updated on September 26th, 2025 at 10:47am MDT