

# \$375,000 - 60 1051 Graydon Hill Boulevard, Edmonton

MLS® #E4454533

**\$375,000**

3 Bedroom, 2.50 Bathroom, 1,346 sqft  
Condo / Townhouse on 0.00 Acres

Graydon Hill, Edmonton, AB

Fantastic opportunity in the sought-after community of Graydon Hill! This modern 3-storey townhouse, built in 2021, offers 3 bedrooms, 2.5 bathrooms, and a spacious double attached garage. Conveniently located near the Henday, airport, golf, parks & trails.

Built in 2020

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4454533          |
| Price          | \$375,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,346             |
| Acres          | 0.00              |
| Year Built     | 2020              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

## Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 60 1051 Graydon Hill Boulevard |
| Area        | Edmonton                       |
| Subdivision | Graydon Hill                   |



|             |          |
|-------------|----------|
| City        | Edmonton |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T6W 3C8  |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### **Interior**

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 3                         |
| Has Basement      | Yes                       |
| Basement          | None, No Basement         |

### **Exterior**

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 24th, 2025 |
| Days on Market | 4                 |
| Zoning         | Zone 55           |
| HOA Fees       | 75                |
| HOA Fees Freq. | Annually          |
| Condo Fee      | \$228             |

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Listing information last updated on August 28th, 2025 at 6:02pm MDT