

\$409,000 - 32 1051 Graydon Hill Boulevard, Edmonton

MLS® #E4455357

\$409,000

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® #	E4455357
Price	\$409,000
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	Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Hot Water Natural Gas, No Smoking Home, Parking-Visitor, Patio, Secured Parking, 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, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 29th, 2025
Days on Market	72
Zoning	Zone 55
HOA Fees	75
HOA Fees Freq.	Annually
Condo Fee	\$226

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