

\$359,500 - 53 1005 Graydon Hill Boulevard, Edmonton

MLS® #E4445406

\$359,500

3 Bedroom, 2.50 Bathroom, 1,324 sqft
Condo / Townhouse on 0.00 Acres

Graydon Hill, Edmonton, AB

Best Value in Graydon Hill! This 3 storey home is perfect for the first-time buyer, empty nester and investors alike. The main floor has a spacious foyer, a storage area, mechanical room and access to your attached double garage . The open plan main floor features a large kitchen with plethora of cabinetry, peninsula island, granite counter tops, stainless steel appliances & a huge walk-in pantry. A hidden laundry area, sunny living room, large balcony and a beautiful 2 piece powder room complete the main level. Upper level boasts 3 bedrooms , 2 full baths, including a spacious primary bedroom c/w walk-in closet & 4 piece ensuite. Convenient access to EIA, schools, shopping and public transportation, not to mention the fantastic driving range thats literally across the street! WELCOME HOME!!

Built in 2016

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4445406 |
| Price | \$359,500 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,324 |



| | |
|------------|-------------------|
| Acres | 0.00 |
| Year Built | 2016 |
| Type | Condo / Townhouse |
| Sub-Type | Townhouse |
| Style | 3 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------------------|
| Address | 53 1005 Graydon Hill Boulevard |
| Area | Edmonton |
| Subdivision | Graydon Hill |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 3C8 |

Amenities

| | |
|-----------|------------------------|
| Amenities | Deck, Detectors Smoke |
| 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, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|-----------------------------------------|
| Exterior | Concrete, Stone, Vinyl |
| Exterior Features | Airport Nearby, Golf Nearby, Landscaped |
| Roof | Asphalt Shingles |
| Construction | Concrete, Stone, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | July 2nd, 2025 |
| Days on Market | 18 |

| | |
|-----------|---------|
| Zoning | Zone 55 |
| Condo Fee | \$250 |

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Listing information last updated on July 20th, 2025 at 5:32am MDT