

## \$675,000 - 1031 Graham Court, Edmonton

MLS® #E4439548

**\$675,000**

6 Bedroom, 3.00 Bathroom, 1,402 sqft

Single Family on 0.00 Acres

Glastonbury, Edmonton, AB

Welcome to this beautifully updated WALK OUT BUNGALOW that perfectly blends comfort, style & functionality; backing onto a serene park for added privacy & picturesque views. With brand-new flooring, this 6-bedroom home offers versatile living spaces, including a bright flex room perfect for a home office, guest room or bedroom. The kitchen features sleek granite countertops, stainless steel appliances & ample cabinetry, flowing seamlessly into the dining area. Step out onto the south-facing, zero maintenance composite deck & enjoy peaceful mornings or evening gatherings overlooking the park. Put the lawnmower away, zero maintenance yard! The fully finished, spacious, WALK OUT BASEMENT offers in-floor heating for year-round comfort & plenty of natural light from the south facing windows. The home has been thoughtfully upgraded with an updated roof & oversized double HEATED garage with a 240V plug in the garage, ready for your electric vehicle or hobbies.

Built in 2001

### Essential Information

MLS® # E4439548

Price \$675,000

Bedrooms 6



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,402                  |
| Acres          | 0.00                   |
| Year Built     | 2001                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1031 Graham Court |
| Area        | Edmonton          |
| Subdivision | Glastonbury       |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5T 6L4           |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, No Smoking Home  |
| 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, In Floor Heat System, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Mantel  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Backs Onto Park/Trees, Fenced, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 16             |
| Zoning         | Zone 58        |
| HOA Fees       | 120            |
| HOA Fees Freq. | Annually       |

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Listing information last updated on June 15th, 2025 at 5:02pm MDT