

## \$415,000 - 32 1051 Graydon Hill Boulevard, Edmonton

MLS® #E4442327

**\$415,000**

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® #         | E4442327  |
| Price          | \$415,000 |
| 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 | Off Street Parking, Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Hot Water Natural Gas, No Smoking Home, Parking-Visitor, Patio, 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, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                |
| Construction      | Wood, Stone, Vinyl                                                                              |
| Foundation        | Concrete Perimeter                                                                              |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 51              |
| Zoning         | Zone 55         |
| HOA Fees       | 75              |
| HOA Fees Freq. | Annually        |
| Condo Fee      | \$226           |

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Listing information last updated on August 2nd, 2025 at 10:02pm MDT