

## \$489,900 - 1521 Graydon Hill Point(e), Edmonton

MLS® #E4457786

**\$489,900**

3 Bedroom, 2.50 Bathroom, 1,509 sqft

Single Family on 0.00 Acres

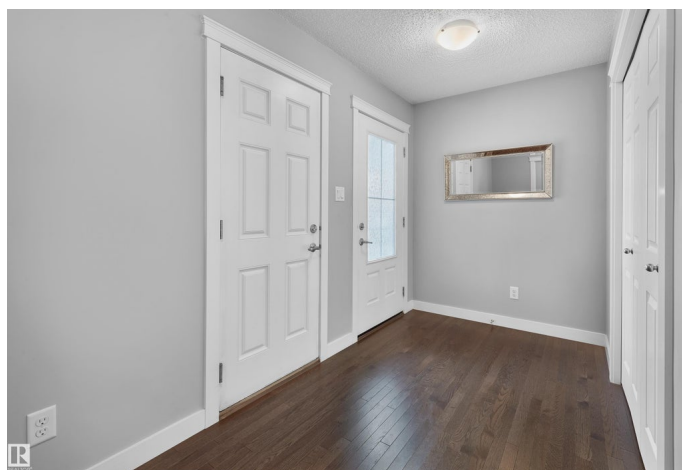
Graydon Hill, Edmonton, AB

Nestled in a quiet Graydon Hill cul-de-sac, this upgraded half-duplex with double attached garage delivers style, comfort & convenience. The open-concept main floor features a warm living room with striking fireplace, a chef-inspired kitchen with quartz counters, high-end stainless steel appliances & large peninsula island, plus a sun-filled dining space for family dinners. Upstairs, the primary suite is a true retreat with 2 walk-in closets & a spa-style ensuite with dual sinks. The finished basement offers a spacious rec room for movies, workouts, or play. Outside, the south-facing yard is a highlight with a composite deck & plenty of room for entertaining or relaxing. With trails, parks, schools & shopping just minutes away, this is the perfect blend of modern design & prime location.

Built in 2016

### Essential Information

MLS® #	E4457786
Price	\$489,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,509



Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	1521 Graydon Hill Point(e)
Area	Edmonton
Subdivision	Graydon Hill
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3C7

### Amenities

Amenities	See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	September 15th, 2025
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Zoning	Zone 55
HOA Fees	150
HOA Fees Freq.	Annually

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Listing information last updated on September 15th, 2025 at 11:48am MDT