

## \$400,000 - 9 1051 Graydon Hill Boulevard, Edmonton

MLS® #E4457852

**\$400,000**

3 Bedroom, 2.50 Bathroom, 1,551 sqft

Condo / Townhouse on 0.00 Acres

Graydon Hill, Edmonton, AB

Experience the perfect blend of style, function, and location in this 1551 sq ft townhome in Graydon Hill. Fronting a serene, treed walking trail, this home offers rare privacy with nature at your doorstep. The main level features a versatile flex room – perfect as a home office, gym, or guest space – all enhanced by durable, luxurious vinyl plank flooring that flows seamlessly into the second level. The open-concept layout on the 2nd level highlights a bright living room, a 2-pc bathroom, 9ft ceilings, crisp white quartz counters in the kitchen, sleek kitchen cabinets, and stainless-steel appliances. The third level hosts the spacious primary suite with walk-in closet and 3-pc ensuite, plus two generous secondary bedrooms and a 4-pc bath. Stay cool with central A/C and enjoy two balconies for extra outdoor living space. The double attached garage is EV-ready with a 220V plug. Perfectly located near transit centers, Paisley Dog Park, a golf course and driving range, and only minutes to the airport.

Built in 2021

### Essential Information

MLS® # E4457852

Price \$400,000

Bedrooms 3



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,551             |
| Acres          | 0.00              |
| Year Built     | 2021              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 9 1051 Graydon Hill Boulevard |
| Area        | Edmonton                      |
| Subdivision | Graydon Hill                  |
| City        | Edmonton                      |
| County      | ALBERTA                       |
| Province    | AB                            |
| Postal Code | T6W 3C8                       |

### Amenities

|           |                                                                                                                                                                                                                             |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Detectors Smoke, Hot Water Electric, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Smart/Program. Thermostat, Vinyl Windows, HRV System |
| Parking   | Double Garage Attached                                                                                                                                                                                                      |

### Interior

|                   |                                                                                                                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                       |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Humidifier-Power(Furnace), Microwave Hood Fan, Refrigerator, Stove-Electric, Washer - Energy Star, Window Coverings, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                              |
| Stories           | 3                                                                                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                                                                                    |
| Basement          | None, No Basement                                                                                                                                                                                                                      |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Backs Onto Park/Trees, Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Transportation, Ravine View, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                                                                        |
| Construction      | Wood, Vinyl                                                                                                                                                                                             |
| Foundation        | Concrete Perimeter                                                                                                                                                                                      |

### School Information

|            |                          |
|------------|--------------------------|
| Elementary | Steinhauer School        |
| Middle     | D.S. MacKenzie School    |
| High       | Dr. Anne Anderson School |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 15th, 2025 |
| Days on Market | 3                    |
| Zoning         | Zone 55              |
| HOA Fees       | 75                   |
| HOA Fees Freq. | Annually             |
| Condo Fee      | \$227                |

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Listing information last updated on September 18th, 2025 at 3:02am MDT