

## \$394,999 - 9 1005 Graydon Hill Boulevard, Edmonton

MLS® #E4429552

**\$394,999**

4 Bedroom, 2.50 Bathroom, 1,502 sqft

Condo / Townhouse on 0.00 Acres

Graydon Hill, Edmonton, AB

Many upgrades in this former show suite. Upgraded features include flooring, backsplash tiles, granite in all bathrooms, and kitchen cabinets. End unit with finished and heated double attached garage. Custom closet cabinetry in master bedroom. Stacked laundry on top floor. Den on main floor can be used as an office or small bedroom. All window coverings included. Close to shopping in Windermere. Schools are within a few minutes drive. Southwest LRT station will be within walking distance. Quiet area with only local traffic. Walking trail and pond nearby.

Built in 2015

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4429552          |
| Price          | \$394,999         |
| Bedrooms       | 4                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,502             |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 9 1005 Graydon Hill Boulevard |
| Area        | Edmonton                      |
| Subdivision | Graydon Hill                  |
| City        | Edmonton                      |
| County      | ALBERTA                       |
| Province    | AB                            |
| Postal Code | T6W 3J5                       |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Carbon Monoxide Detectors, Closet Organizers, Detectors Smoke, Hot Wtr Tank-Energy Star, Parking-Visitor |
| Parking   | Double Garage Attached, Heated  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Opener, Humidifier-Power(Furnace), Microwave Hood Fan, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Other, Wood  |
| Exterior Features | Airport Nearby, Corner Lot, Golf Nearby, Low Maintenance Landscape |
| Roof              | Asphalt Shingles   |
| Construction      | Other, Wood  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 7th, 2025 |
| Days on Market | 24              |
| Zoning         | Zone 55         |
| HOA Fees       | 75              |
| HOA Fees Freq. | Annually        |

Condo Fee                      \$250

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Listing information last updated on May 1st, 2025 at 4:47am MDT