

## \$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	26
Zoning	Zone 55
HOA Fees	75
HOA Fees Freq.	Annually

Condo Fee                \$250

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 3rd, 2025 at 8:02pm MDT