

## \$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
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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	1
Zoning	Zone 55
HOA Fees	75
HOA Fees Freq.	Annually
Condo Fee	\$227

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Listing information last updated on September 15th, 2025 at 10:32pm MDT