

Courtesy Of Erin Holowach Of ComFree

# \$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 7

Zoning Zone 55

HOA Fees 75

HOA Fees Freq. Annually

Condo Fee            \$250

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Listing information last updated on April 14th, 2025 at 5:02am MDT