

# \$397,000 - 44 1051 Graydon Hill Boulevard, Edmonton

MLS® #E4443888

**\$397,000**

3 Bedroom, 2.50 Bathroom, 1,483 sqft  
Condo / Townhouse on 0.00 Acres

Graydon Hill, Edmonton, AB

CORNER UNIT!! MORE PRIVACY!! Stylish, modern living in the sought-after community of GRAYDON HILL! This 3-bedroom townhome (BUILT in 2021) features a spacious DOUBLE ATTACHED GARAGE, sleek STAINLESS STEEL APPLIANCES, and PATIOS at both the FRONT and BACK. Enjoy a bright, open-concept main floor with living, dining, kitchen, and 2-piece bath. Upstairs offers 3 generous BEDROOMS, a 3-piece ENSUITE, 4-piece main BATH, and convenient top-floor LAUNDRY. Minutes from the Henday, airport, parks & golf€”LOW CONDO FEES make this a perfect STARTER HOME or SMART INVESTMENT!!

Built in 2021

## Essential Information

MLS® #	E4443888
Price	\$397,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,483
Acres	0.00
Year Built	2021
Type	Condo / Townhouse



Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	44 1051 Graydon Hill Boulevard
Area	Edmonton
Subdivision	Graydon Hill
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3J5

### Amenities

Amenities	Ceiling 9 ft., Parking-Visitor
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Low Maintenance Landscape, Paved Lane, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 23rd, 2025
Days on Market	61
Zoning	Zone 55
HOA Fees	75

HOA Fees Freq.     Annually

Condo Fee             \$226

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