

# \$365,000 - 59 1005 Graydon Hill Boulevard, Edmonton

MLS® #E4426740

**\$365,000**

3 Bedroom, 2.50 Bathroom, 1,600 sqft  
Condo / Townhouse on 0.00 Acres

Graydon Hill, Edmonton, AB

Welcome to Graydon Hill, nestled between the prestigious communities of Jagare Ridge and Rutherford. This desirable location offers a driving range, 18-hole golf course, shopping, dining, and the scenic Whitemud Creek Arch. With low condo fees and a double attached garage, convenience is at your doorstep. The main floor features an open-concept layout with LVP flooring, a bright kitchen with stainless steel appliances, pantry, and ample natural light. A spacious living room, laundry area, half bath, and large balcony complete the level. Upstairs are three bedrooms and two full bathrooms, including a four-piece ensuite in the primary suite. Located near trails, parks, shopping, the future hospital, and the Anthony Henday, this home offers both comfort and connectivity. Ideal for home buyers or investors, this is a must-see!

Built in 2016

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4426740  |
| Price          | \$365,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,600     |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2016              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 3 Storey          |
| Status     | Active            |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 59 1005 Graydon Hill Boulevard |
| Area        | Edmonton                       |
| Subdivision | Graydon Hill                   |
| City        | Edmonton                       |
| County      | ALBERTA                        |
| Province    | AB                             |
| Postal Code | T6W 3J5                        |

### Amenities

|           |  |
|-----------|--|
| Amenities | Ceiling 9 ft., Detectors Smoke, Hot Water Electric, No Animal Home, No Smoking Home, Patio, Natural Gas BBQ Hookup |
| 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, Vinyl   |
| Exterior Features | Airport Nearby, Flat Site, Golf Nearby, Level Land, Low Maintenance Landscape, No Through Road, Playground Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | March 21st, 2025 |
|-------------|------------------|

|                |         |
|----------------|---------|
| Days on Market | 42      |
| Zoning         | Zone 55 |
| 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 1st, 2025 at 10:17pm MDT