

## \$400,000 - 28 1051 Graydon Hill Bv, Edmonton

MLS® #E4452849

**\$400,000**

3 Bedroom, 2.50 Bathroom, 1,670 sqft

Condo / Townhouse on 0.00 Acres

Graydon Hill, Edmonton, AB

Southwest Dream TOWNHOUSE, with LOW Condo Fees, is minutes to the Henday, the Currents of Windermere and only 15 minutes to the Edmonton International Airport! This incredibly low maintenance Unit is a fabulous Investment for a Financially Savvy Buyer. Have peace of mind, knowing that Graydon Hill is one of the most sought-after Communities in Edmonton; both for its safety and closeness to nature. If you're looking for an active lifestyle; you're walking distance to an abundance of green-space and 2 blocks from a driving range. The future has never looked so bright – especially from here – with TWO balconies, one at the front and one at the back! Two vehicles? No problem! With a spacious Double Attached Garage you've got space for both! This pristine Townhouse, boasts evident pride of ownership and is move-in ready for a growing family! There's a bright, open, main-floor layout; perfect for quality time with loved ones. With 3 Bedrooms and 2 and a half bathrooms; there's room for everyone!

Built in 2021

### Essential Information

MLS® # E4452849

Price \$400,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,670             |
| Acres          | 0.00              |
| Year Built     | 2021              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 28 1051 Graydon Hill Bv |
| Area        | Edmonton                |
| Subdivision | Graydon Hill            |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6W 3C8                 |

### Amenities

|           |                                                                                                                  |
|-----------|------------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor, HRV System |
| Parking   | Double Garage Attached                                                                                           |

### Interior

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

### Exterior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                         |
| Exterior Features | Airport Nearby, Flat Site, Golf Nearby, Low Maintenance Landscape, Paved Lane, Playground Nearby, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

### School Information

|            |                          |
|------------|--------------------------|
| Elementary | Steinhauer School        |
| Middle     | D.S. Mackenzie School    |
| High       | DR. Anne Anderson School |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 61                |
| Zoning         | Zone 55           |
| HOA Fees       | 75                |
| HOA Fees Freq. | Annually          |
| Condo Fee      | \$226             |

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Listing information last updated on October 14th, 2025 at 7:32pm MDT