

# **\$470,000 - 2053 Graydon Hill Crescent, Edmonton**

MLS® #E4458341

**\$470,000**

3 Bedroom, 2.50 Bathroom, 1,641 sqft

Single Family on 0.00 Acres

Graydon Hill, Edmonton, AB

Ready for your family to move in and enjoy! Located in the quiet community of Graydon Hill, this 3 bedroom 2.5 bathroom two storey single family home is packed with value. Built in 2019 and complete with central a/c, window coverings, composite deck, and double attached garage, you'll appreciate over 1600 sqr ft of living space. The main floor is open concept and features a generous sized kitchen with massive island - finished with quartz countertops and stainless steel appliances. The half bath, back mudroom, living and dining space complete the first floor's very functional and family friendly layout. Upstairs be impressed by the LAUNDRY ROOM aside a main bathroom and 3 bedrooms including the primary with walk in closet and ensuite. Quartz counters carry throughout all bathrooms in this home. With a landscaped yard, front veranda, and charming curb appeal - this home is functional and affordable for buyers of varying needs. Quick possession available!

Built in 2019

## **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4458341  |
| Price     | \$470,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,641                  |
| Acres          | 0.00                   |
| Year Built     | 2019                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 2053 Graydon Hill Crescent |
| Area        | Edmonton                   |
| Subdivision | Graydon Hill               |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T6W 4C5                    |

### Amenities

|                |                                                                        |
|----------------|------------------------------------------------------------------------|
| Amenities      | On Street Parking, Air Conditioner, Deck, Front Porch, No Smoking Home |
| Parking Spaces | 2                                                                      |
| Parking        | Double Garage Detached                                                 |

### Interior

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                       |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                              |
| Stories           | 2                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                    |
| Basement          | Full, Unfinished                                                                                                                       |

### Exterior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                       |
| Exterior Features | Airport Nearby, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

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

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 26                   |
| Zoning         | Zone 55              |

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Listing information last updated on October 14th, 2025 at 8:02am MDT