

## \$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 10  
Zoning Zone 55  
HOA Fees 75  
HOA Fees Freq. Annually

Condo Fee                \$250

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