

# **\$429,000 - 41 1051 Graydon Hill Boulevard, Edmonton**

MLS® #E4448113

**\$429,000**

3 Bedroom, 2.50 Bathroom, 1,668 sqft

Condo / Townhouse on 0.00 Acres

Graydon Hill, Edmonton, AB

Low Condo Fee!! Attention Investors and First-Time Home Buyers! This well-maintained 3 bed, 2.5 bath townhome in Graydon Hill features a double attached garage and low condo fees under \$230/month. The main level offers a versatile denâ€”perfect for a home office, gym, or playroom. The bright second floor boasts a spacious living room with large windows and access to a sunny front patio. Enjoy the open-concept modern kitchen with quartz countertops, stainless steel appliances, and a dining area with access to a second balconyâ€”great for BBQs and entertaining. Upstairs, youâ€™ll find three bedrooms, including a spacious primary suite with a walk-in closet and 3-piece ensuite, plus a full 4-piece bath and convenient upper-floor laundry. Built for comfort and functionality, this home also offers plenty of storage and modern finishes throughout. Located near schools, trails, shopping, parks, public transit, and quick access to the Henday. A perfect place to call home or a smart rental investment!

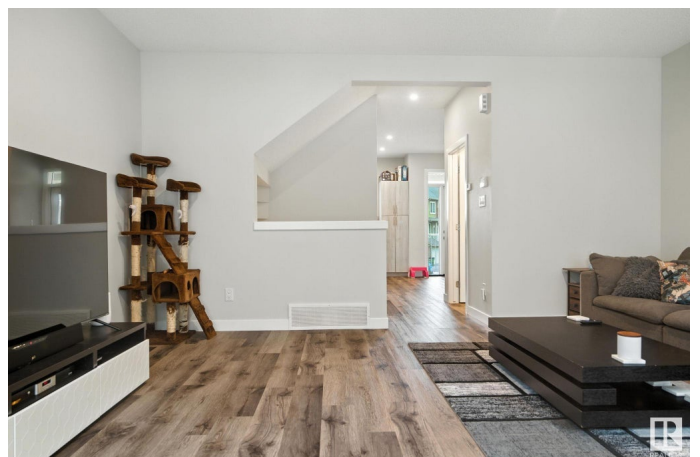
Built in 2021

## **Essential Information**

MLS® # E4448113

Price \$429,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,668
Acres	0.00
Year Built	2021
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	41 1051 Graydon Hill Boulevard
Area	Edmonton
Subdivision	Graydon Hill
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3C8

### Amenities

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

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 16th, 2025
Days on Market	3
Zoning	Zone 55
Condo Fee	\$229

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Listing information last updated on July 19th, 2025 at 4:47pm MDT