

\$397,000 - 44 1051 Graydon Hill Boulevard, Edmonton

MLS® #E4443888

\$397,000

3 Bedroom, 2.50 Bathroom, 1,483 sqft
Condo / Townhouse on 0.00 Acres

Graydon Hill, Edmonton, AB

CORNER UNIT!! MORE PRIVACY!! Stylish, modern living in the sought-after community of GRAYDON HILL! This 3-bedroom townhome (BUILT in 2021) features a spacious DOUBLE ATTACHED GARAGE, sleek STAINLESS STEEL APPLIANCES, and PATIOS at both the FRONT and BACK. Enjoy a bright, open-concept main floor with living, dining, kitchen, and 2-piece bath. Upstairs offers 3 generous BEDROOMS, a 3-piece ENSUITE, 4-piece main BATH, and convenient top-floor LAUNDRY. Minutes from the Henday, airport, parks & golf€”LOW CONDO FEES make this a perfect STARTER HOME or SMART INVESTMENT!!

Built in 2021

Essential Information

| | |
|----------------|-------------------|
| MLS® # | E4443888 |
| Price | \$397,000 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,483 |
| Acres | 0.00 |
| Year Built | 2021 |
| Type | Condo / Townhouse |



| | |
|----------|-----------|
| Sub-Type | Townhouse |
| Style | 3 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------------------|
| Address | 44 1051 Graydon Hill Boulevard |
| Area | Edmonton |
| Subdivision | Graydon Hill |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 3J5 |

Amenities

| | |
|-----------|--------------------------------|
| Amenities | Ceiling 9 ft., Parking-Visitor |
| 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, Stone, Vinyl |
| Exterior Features | Airport Nearby, Golf Nearby, Low Maintenance Landscape, Paved Lane, Playground Nearby, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 23rd, 2025 |
| Days on Market | 25 |
| Zoning | Zone 55 |
| HOA Fees | 75 |

HOA Fees Freq. Annually
Condo Fee \$226

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Listing information last updated on July 18th, 2025 at 2:02am MDT