

# \$620,000 - 2070 Graydon Hill Crescent, Edmonton

MLS® #E4456071

**\$620,000**

4 Bedroom, 3.50 Bathroom, 1,935 sqft  
Single Family on 0.00 Acres

Graydon Hill, Edmonton, AB

Welcome to this stunning detached home in the desirable Graydon Hill community! Featuring a double attached garage with an extended driveway that fits up to 6 cars or even an RV. The main floor offers a bright living room and a beautiful kitchen with an extended quartz island perfect for entertaining. Upstairs, you'll find a spacious bonus room, 3 bedrooms including a primary retreat with a 5-pc ensuite, plus convenient laundry. The fully finished basement boasts a large one-bedroom legal suite ideal for rental income or Airbnb. Enjoy peace of mind with full fencing, landscaped yard, and central A/C. Backing onto serene greenspace with no neighbors behind, this home blends comfort, functionality, and privacy in one perfect package! Bonus: the home can also be purchased furnished for an additional fee, with furniture available for sale!

Built in 2018

## Essential Information

MLS® #	E4456071
Price	\$620,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1



Square Footage	1,935
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	2070 Graydon Hill Crescent
Area	Edmonton
Subdivision	Graydon Hill
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4C7

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft.
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Microwave Hood Fan, Stacked Washer/Dryer, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Remote Control
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Landscaped, Public Transportation
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

**Additional Information**

Date Listed September 4th, 2025

Days on Market 42

Zoning Zone 55

HOA Fees 150

HOA Fees Freq. Annually



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