

## \$349,500 - 44 1005 Graydon Hill Boulevard, Edmonton

MLS® #E4461592

**\$349,500**

2 Bedroom, 2.50 Bathroom, 1,235 sqft

Condo / Townhouse on 0.00 Acres

Graydon Hill, Edmonton, AB

**GREAT VIEW, EXCELLENT VALUE TOWNHOME IN GRAYDON HILL.** Welcome to Altius Graydon Hill! This stylish 1,235 sqft, 2 bedroom, 2.5 bath townhouse overlooks the driving range! Offering low-maintenance living in the SW community of Graydon Hill, a community surrounded by trails and greenspace. The bright open-concept main floor features 9'™ ceilings, vinyl plank flooring, and a spacious living and dining area. The upgraded kitchen is a highlight, with quartz counters, black appliances, subway tile backsplash, pantry, and breakfast bar. Sunny balcony off the living area, perfect for BBQs or morning coffee. Upstairs, find two generous bedrooms, each with its own full ensuite bath and good-sized closet, plus second floor laundry for convenience. The insulated double attached garage offers plenty of storage and parking. Ideally located with quick access to the Henday, airport, golf, shopping at Currents of Windermere and South Common. A move-in ready home that blends style, comfort, and convenience. Welcome home!

Built in 2016

### Essential Information

MLS® # E4461592

Price \$349,500



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,235             |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 44 1005 Graydon Hill Boulevard |
| Area        | Edmonton                       |
| Subdivision | Graydon Hill                   |
| City        | Edmonton                       |
| County      | ALBERTA                        |
| Province    | AB                             |
| Postal Code | T6W 3J5                        |

### Amenities

|                |                                                                                            |
|----------------|--------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, Ceiling 9 ft., Closet Organizers, Deck, Parking-Visitor, Vinyl Windows |
| Parking Spaces | 2                                                                                          |
| 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, Vinyl                                                   |
| Exterior Features | Airport Nearby, Low Maintenance Landscape, Paved Lane, Public |

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

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 7                 |
| Zoning         | Zone 55           |
| HOA Fees       | 75                |
| HOA Fees Freq. | Annually          |
| Condo Fee      | \$250             |

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Listing information last updated on October 16th, 2025 at 9:17am MDT