

Courtesy Of Amanda N Gering Of Liv Real Estate

## \$420,000 - 1506 Graydon Hill Point(e), Edmonton

MLS® #E4429104

**\$420,000**

3 Bedroom, 2.50 Bathroom, 1,408 sqft  
Single Family on 0.00 Acres

Graydon Hill, Edmonton, AB

This Former Show Home in Graydon Hill's show stopping Community is a stunning 2-storey half duplex with 3 bedrooms and 2.5 baths. The main floor features an open layout, cozy gas fireplace with tile feature, 2pc bath and patio access to the backyard. With Air Conditioning for those hot summer days and a Single Attached Garage for the winter you will be very comfortable in this home. A gorgeous bright kitchen complete with white cabinetry and a breakfast island makes it perfect for entertaining. Head Upstairs where you will find a bonus room, 3 bedrooms and a 4-pc bath. The spacious master retreat complete with a 4-pc ensuite. The unfinished basement provides ample storage or future development potential and laundry. Outdoor living is equally impressive with a fully fenced, landscaped yard boasting enough space for outdoor activities or gardening ventures. A composite deck with a privacy wall adds to the appeal. Located close to parks, shopping, restaurants & major routes - minutes to the Anthony Henday.

Built in 2015

### Essential Information

MLS® # E4429104

Price \$420,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,408
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	1506 Graydon Hill Point(e)
Area	Edmonton
Subdivision	Graydon Hill
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3C7

### **Amenities**

Amenities	Off Street Parking, Air Conditioner, Deck, Fire Pit, Parking-Extra, Secured Parking
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Steinhauer School
Middle	D.S. Mackenzie School
High	Dr Anne Anderson School

### **Additional Information**

Date Listed	April 4th, 2025
Days on Market	5
Zoning	Zone 55
HOA Fees	150
HOA Fees Freq.	Annually

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