Courtesy Of Michelle C Fraser Of Royal Lepage Arteam Realty

$400,000 - 9 1051 Graydon Hill Boulevard, Edmonton

MLS® #E4457852

$400,000
3 Bedroom, 2.50 Bathroom, 1,551 sqft
Condo / Townhouse on 0.00 Acres

Graydon Hill, Edmonton, AB

Experience the perfect blend of style, function, and location in this 1551 sq ft townhome in Graydon Hill. Fronting a serene, treed walking trail, this home offers rare privacy with nature at your doorstep. The main level features a versatile flex room â€“ perfect as a home office, gym, or guest space â€“ all enhanced by durable, luxurious vinyl plank flooring that flows seamlessly into the second level. The open-concept layout on the 2nd level highlights a bright living room, a 2-pc bathroom, 9ft ceilings, crisp white quartz counters in the kitchen, sleek kitchen cabinets, and stainless-steel appliances. The third level hosts the spacious primary suite with walk-in closet and 3-pc ensuite, plus two generous secondary bedrooms and a 4-pc bath. Stay cool with central A/C and enjoy two balconies for extra outdoor living space. The double attached garage is EV-ready with a 220V plug. Perfectly located near transit centers, Paisley Dog Park, a golf course and driving range, and only minutes to the airport.

Built in 2021

Essential Information

MLS® #	E4457852
Price	$400,000
Bedrooms	3

Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,551
Acres	0.00
Year Built	2021
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

Community Information

Address	9 1051 Graydon Hill Boulevard
Area	Edmonton
Subdivision	Graydon Hill
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3C8

Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Detectors Smoke, Hot Water Electric, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Smart/Program. Thermostat, Vinyl Windows, HRV System
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Humidifier-Power(Furnace), Microwave Hood Fan, Refrigerator, Stove-Electric, Washer - Energy Star, Window Coverings, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Vinyl

Exterior Features	Backs Onto Park/Trees, Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Transportation, Ravine View, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

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

Additional Information

Date Listed	September 15th, 2025
Days on Market	3
Zoning	Zone 55
HOA Fees	75
HOA Fees Freq.	Annually
Condo Fee	$227

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORSÂ® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORSÂ® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTORÂ®, REALTORSÂ®) and/or the quality of services they provide (MLSÂ®, Multiple Listing ServiceÂ®)

Listing information last updated on September 18th, 2025 at 2:47am MDT