

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 | 2               |
| Zoning         | Zone 55         |
| HOA Fees       | 150             |
| HOA Fees Freq. | Annually        |

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Listing information last updated on April 6th, 2025 at 12:02am MDT