

## \$654,900 - 1958 Graydon Hill Green, Edmonton

MLS® #E4436478

**\$654,900**

3 Bedroom, 2.50 Bathroom, 1,834 sqft

Single Family on 0.00 Acres

Graydon Hill, Edmonton, AB

Welcome to your dream home in the heart of vibrant Graydon Hill! Step inside and experience thoughtful design at every turn. A spacious mudroom off the garage leads through a convenient walk-through pantry and into a stylish kitchen featuring sleek stainless steel appliances, elegant quartz countertops, and an abundance of cabinetry. The bright dining nook flows effortlessly into the open-concept living room, where a cozy fireplace creates the ambiance for gatherings with family and friends. Upstairs, you'll find a versatile bonus room and a main bathroom. The spacious primary suite is a true retreat, complete with a luxurious 5-piece ensuite double vanities, a freestanding tub, and a walk-in shower. Two additional bedrooms provide comfort and privacy for family or guests, while the upper-floor laundry room adds everyday convenience. Step outside to a beautifully landscaped, south-facing backyard that backs onto tranquil trees and scenic walking paths – a peaceful escape right at home.

Built in 2019

### Essential Information

MLS® # E4436478

Price \$654,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,834
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1958 Graydon Hill Green
Area	Edmonton
Subdivision	Graydon Hill
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4C6

### Amenities

Amenities	Air Conditioner, Deck, No Smoking Home
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 14th, 2025  
Days on Market                10  
Zoning                            Zone 55  
HOA Fees                        150  
HOA Fees Freq.                Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® 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 (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)  
Listing information last updated on May 23rd, 2025 at 11:02pm MDT