

Courtesy Of Daniel N Garth Of Garth Realty Group Inc.

## \$519,900 - 1647 Graydon Hill Link, Edmonton

MLS® #E4454440

**\$519,900**

3 Bedroom, 2.50 Bathroom, 1,368 sqft

Single Family on 0.00 Acres

Graydon Hill, Edmonton, AB

GRAYDON HILL! Perfect location, situated on a quiet drive and directly across from Dr. George Clarke Park. Overloaded with convenience, this 3 BED + 3 BATH home is immaculate & provides incredible value in both location & design. Once a Landmark showhome, this house is truly turn-key and loaded with all the upgrades. NET ZERO HOME! Ample solar panels + heat pump = super low monthly utilities. Walk through the front door to towering ceilings, vinyl plank floors, expansive open concept living room + dream kitchen w/ centre island, ample countspace & tons of cabinetry. Upstairs features 3 large beds + 2 full baths. Primary suite is a quiet oasis with full bath + walk-in closet. With over 1,360 SqFt of living space, this house is perfect for the new or growing family. Sizeable backyard & double detached garage are a dream. Front porch overlooks expert landscaping & the beautiful park just across the road. A perfectly situated home close to all amenities. Experience south Edmonton living at its finest.

Built in 2017

### Essential Information

MLS® # E4454440

Price \$519,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,368                  |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1647 Graydon Hill Link |
| Area        | Edmonton               |
| Subdivision | Graydon Hill           |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6W 4C3                |

### Amenities

|           |                                                                                                                                                                                        |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Closet Organizers, Detectors Smoke, Front Porch, No Animal Home, No Smoking Home, Parking-Extra, Smart/Program. Thermostat, Vinyl Windows, See Remarks, Solar Equipment |
| Parking   | Double Garage Detached                                                                                                                                                                 |

### Interior

|                   |                                                                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                             |
| Appliances        | Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings, Curtains and Blinds |
| Heating           | Forced Air-1, Heat Pump, Electric, Solar                                                                                                                                     |
| Stories           | 2                                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                                          |
| Basement          | Full, Unfinished                                                                                                                                                             |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View Lake, See Remarks |
| Roof              | Asphalt Shingles                                                                                                    |
| Construction      | Wood, Vinyl                                                                                                         |
| Foundation        | Concrete Perimeter                                                                                                  |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 23rd, 2025 |
| Days on Market | 38                |
| Zoning         | Zone 55           |
| HOA Fees       | 150               |
| HOA Fees Freq. | Annually          |

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Listing information last updated on September 30th, 2025 at 1:47am MDT