

\$385,000 - 10 1005 Graydon Hill Boulevard, Edmonton

MLS® #E4458146

\$385,000

3 Bedroom, 2.50 Bathroom, 1,604 sqft
Condo / Townhouse on 0.00 Acres

Graydon Hill, Edmonton, AB

End of Oct Possession possible, END UNIT tucked into the prestigious community of Graydon Hill. Offering 3 bedrooms + a MF den, this home is filled with natural light from corner windows and has been thoughtfully upgraded throughout. The modern kitchen features soft-close cabinetry, pots & pans drawers, and sleek quartz countertops carried through the entire home. This space flows seamlessly into the open-concept living and dining areas and onto your wrap around balcony. Upstairs hosts 3 bedrooms, 2 full baths and large laundry room. Enjoy the oversized double car garage (21'2" x 23'3"), visitor parking close to your door, and additional street parking just steps away. The home has been well maintained and is part of a well-managed building with low condo fees, giving you peace of mind and great value. Perfectly located, you're within walking distance to the new LRT line and close to public transportation—making commuting a breeze. An opportunity to own a stylish, move-in-ready townhome.

Built in 2019

Essential Information

MLS® #	E4458146
Price	\$385,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,604
Acres	0.00
Year Built	2019
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

Community Information

Address	10 1005 Graydon Hill Boulevard
Area	Edmonton
Subdivision	Graydon Hill
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3J5

Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, Secured Parking, Vinyl Windows
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Landscaped, Park/Reserve, Private Setting, Public Transportation, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 17th, 2025
Days on Market	1
Zoning	Zone 55
HOA Fees	75
HOA Fees Freq.	Annually
Condo Fee	\$250

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