

\$400,000 - 28 1051 Graydon Hill Bv, Edmonton

MLS® #E4452849

\$400,000

3 Bedroom, 2.50 Bathroom, 1,670 sqft
Condo / Townhouse on 0.00 Acres

Graydon Hill, Edmonton, AB

Southwest Dream TOWNHOUSE, with LOW Condo Fees, is minutes to the Henday, the Currents of Windermere and only 15 minutes to the Edmonton International Airport! This incredibly low maintenance Unit is a fabulous Investment for a Financially Savvy Buyer. Have peace of mind, knowing that Graydon Hill is one of the most sought-after Communities in Edmonton; both for its safety and closeness to nature. If you're looking for an active lifestyle; you're walking distance to an abundance of green-space and 2 blocks from a driving range. The future has never looked so bright – especially from here – with TWO balconies, one at the front and one at the back! Two vehicles? No problem! With a spacious Double Attached Garage you've got space for both! This pristine Townhouse, boasts evident pride of ownership and is move-in ready for a growing family! There's a bright, open, main-floor layout; perfect for quality time with loved ones. With 3 Bedrooms and 2 and a half bathrooms; there's room for everyone!

Built in 2021

Essential Information

MLS® # E4452849

Price \$400,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,670
Acres	0.00
Year Built	2021
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

Community Information

Address	28 1051 Graydon Hill Bv
Area	Edmonton
Subdivision	Graydon Hill
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3C8

Amenities

Amenities	Off Street Parking, Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor, HRV System
Parking	Double Garage Attached

Interior

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

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Flat Site, Golf Nearby, Low Maintenance Landscape, Paved Lane, Playground Nearby, 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	August 14th, 2025
Days on Market	8
Zoning	Zone 55
HOA Fees	75
HOA Fees Freq.	Annually
Condo Fee	\$226

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 August 21st, 2025 at 10:47pm MDT