

## **\$499,900 - 1537 Graydon Hill, Edmonton**

MLS® #E4440767

**\$499,900**

3 Bedroom, 2.50 Bathroom, 1,732 sqft

Single Family on 0.00 Acres

Graydon Hill, Edmonton, AB

**LOCATION! PRIDE OF OWNERSHIP!**

Welcome HOME to this WELL MAINTAINED at nearly 1750 sf, UPGRADED half duplex in sought after SOUTHWEST community of GRAYDON HILL. MASSIVE LOT BACKING ONTO TO THE TREE-LINE & GREEN-SPACE on a quiet cul-de-sac sits this 2 Storey w/DBL FRONT ATT. GARAGE PROPERTY. Upon entering you are greeted with LVP flooring, a spacious foyer & wide hallway leading you to the den/office on the left. CHEFS KITCHEN, looking onto to the living-room, has it all with SS appliances, QUARTZ counters, plenty of cupboards/cabinet space, and pantry. ENJOY meals at the dinner table with GORGEOUS VIEWS of the beautifully maintained yard and STUNNING TREE LINE! (rear composite deck). Finishing off main floor is the 1/2 bath w/laundry tucked away in mudroom. Upstairs has 3 BEDROOMS incl. bonus room, full bath and SPACIOUS MASTER w/5 piece ensuite. Basement unspoiled w/2 windows, plus Central A/C. Close to Henday, shopping, airport, schools & more DON'T DELAY make this HOME TODAY!

Built in 2016

### **Essential Information**

MLS® #

E4440767



Price	\$499,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,732
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	1537 Graydon Hill
Area	Edmonton
Subdivision	Graydon Hill
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3C7

### Amenities

Amenities	Deck, Detectors Smoke, Smart/Program. Thermostat
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, 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, Cul-De-Sac, Fenced, Flat Site, Landscaped,

Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 5th, 2025
Days on Market	2
Zoning	Zone 55
HOA Fees	150
HOA Fees Freq.	Annually

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