

## \$429,000 - 41 1051 Graydon Hill Boulevard, Edmonton

MLS® #E4448113

**\$429,000**

3 Bedroom, 2.50 Bathroom, 1,668 sqft  
Condo / Townhouse on 0.00 Acres

Graydon Hill, Edmonton, AB

Low Condo Fee!! Attention Investors and First-Time Home Buyers! This well-maintained 3 bed, 2.5 bath townhome in Graydon Hill features a double attached garage and low condo fees under \$230/month. The main level offers a versatile den—perfect for a home office, gym, or playroom. The bright second floor boasts a spacious living room with large windows and access to a sunny front patio. Enjoy the open-concept modern kitchen with quartz countertops, stainless steel appliances, and a dining area with access to a second balcony—great for BBQs and entertaining. Upstairs, you™ll find three bedrooms, including a spacious primary suite with a walk-in closet and 3-piece ensuite, plus a full 4-piece bath and convenient upper-floor laundry. Built for comfort and functionality, this home also offers plenty of storage and modern finishes throughout. Located near schools, trails, shopping, parks, public transit, and quick access to the Henday. A perfect place to call home or a smart rental investment!

Built in 2021

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4448113  |
| Price    | \$429,000 |
| Bedrooms | 3         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,668             |
| Acres          | 0.00              |
| Year Built     | 2021              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 41 1051 Graydon Hill Boulevard |
| Area        | Edmonton                       |
| Subdivision | Graydon Hill                   |
| City        | Edmonton                       |
| County      | ALBERTA                        |
| Province    | AB                             |
| Postal Code | T6W 3C8                        |

### Amenities

|           |                                |
|-----------|--------------------------------|
| Amenities | Ceiling 9 ft., Parking-Visitor |
| Parking   | Double Garage Attached         |

### Interior

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

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 16th, 2025 |
| Days on Market | 18              |
| Zoning         | Zone 55         |
| Condo Fee      | \$229           |

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Listing information last updated on August 3rd, 2025 at 3:47pm MDT