

\$400,000 - 1524 Graydon Hill, Edmonton

MLS® #E4455034

\$400,000

3 Bedroom, 3.00 Bathroom, 1,311 sqft

Single Family on 0.00 Acres

Graydon Hill, Edmonton, AB

Welcome to your dream home in the vibrant Graydon Hill community! This modern 3-bedroom, 2.5-bathroom half duplex is perfect for first-time home buyers or savvy investors. Boasting a spacious open-concept main floor with abundant natural light, this home features a stylish kitchen, a cozy living area with a gas fireplace, and a convenient half bath. Upstairs, the primary suite offers a private ensuite and a walk-in closet, accompanied by two additional bedrooms and a full bathroom, ideal for families or guests. The single attached garage provides secure parking and storage, while the large, beautifully landscaped yard is a rare find, perfect for outdoor entertaining, gardening, or pets. Located in the family-friendly Heritage Valley area, you're steps from parks, schools, and shopping, with easy access to Anthony Henday Drive for a quick commute. Don't miss this opportunity to own a move-in-ready gem in one of Edmonton's most sought-after neighborhoods!

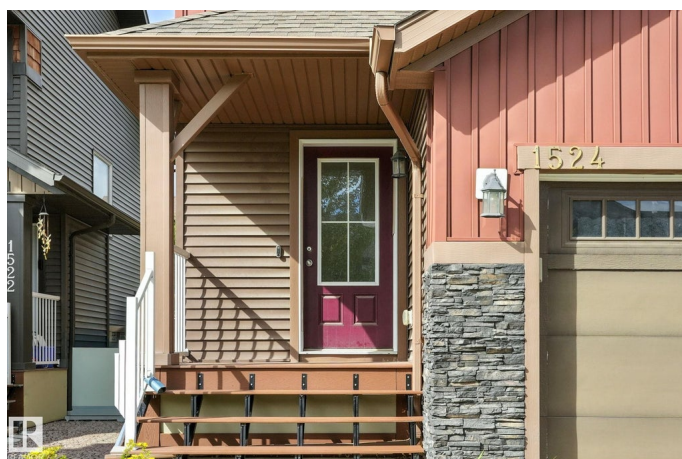
Built in 2016

Essential Information

MLS® # E4455034

Price \$400,000

Bedrooms 3



Bathrooms	3.00
Full Baths	3
Square Footage	1,311
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	1524 Graydon Hill
Area	Edmonton
Subdivision	Graydon Hill
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3C7

Amenities

Amenities	Hot Water Natural Gas, See Remarks
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed August 28th, 2025
Days on Market 85
Zoning Zone 55
HOA Fees 150
HOA Fees Freq. Annually

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