

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

MLS® #E4455915

**\$385,000**

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

Graydon Hill, Edmonton, AB

Welcome to this bright and inviting corner unit townhome, 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® # | E4455915  |
| 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, See Remarks |
| 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, Level Land, Low Maintenance Landscape, |

|              |                                                                                    |
|--------------|------------------------------------------------------------------------------------|
|              | No Back Lane, Park/Reserve, Private Setting, Public Transportation,<br>See Remarks |
| Roof         | Asphalt Shingles                                                                   |
| Construction | Wood, Vinyl                                                                        |
| Foundation   | Concrete Perimeter                                                                 |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 3rd, 2025 |
| Days on Market | 2                   |
| Zoning         | Zone 55             |
| HOA Fees       | 75                  |
| HOA Fees Freq. | Annually            |
| Condo Fee      | \$250               |

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Listing information last updated on September 5th, 2025 at 2:17pm MDT