

## \$349,500 - 44 1005 Graydon Hill Boulevard, Edmonton

MLS® #E4461592

**\$349,500**

2 Bedroom, 2.50 Bathroom, 1,235 sqft

Condo / Townhouse on 0.00 Acres

Graydon Hill, Edmonton, AB

**GREAT VIEW, EXCELLENT VALUE TOWNHOME IN GRAYDON HILL.** Welcome to Altius Graydon Hill! This stylish 1,235 sqft, 2 bedroom, 2.5 bath townhouse overlooks the driving range! Offering low-maintenance living in the SW community of Graydon Hill, a community surrounded by trails and greenspace. The bright open-concept main floor features 9'™ ceilings, vinyl plank flooring, and a spacious living and dining area. The upgraded kitchen is a highlight, with quartz counters, black appliances, subway tile backsplash, pantry, and breakfast bar. Sunny balcony off the living area, perfect for BBQs or morning coffee. Upstairs, find two generous bedrooms, each with its own full ensuite bath and good-sized closet, plus second floor laundry for convenience. The insulated double attached garage offers plenty of storage and parking. Ideally located with quick access to the Henday, airport, golf, shopping at Currents of Windermere and South Common. A move-in ready home that blends style, comfort, and convenience. Welcome home!

Built in 2016

### Essential Information

MLS® # E4461592

Price \$349,500



Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,235
Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	44 1005 Graydon Hill Boulevard
Area	Edmonton
Subdivision	Graydon Hill
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3J5

### Amenities

Amenities	Off Street Parking, Ceiling 9 ft., Closet Organizers, Deck, Parking-Visitor, Vinyl Windows
Parking Spaces	2
Parking	Double Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Low Maintenance Landscape, Paved Lane, Public

	Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	October 9th, 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 October 11th, 2025 at 5:47am MDT