

# \$397,000 - 44 1051 Graydon Hill Boulevard, Edmonton

MLS® #E4443888

**\$397,000**

3 Bedroom, 2.50 Bathroom, 1,483 sqft  
Condo / Townhouse on 0.00 Acres

Graydon Hill, Edmonton, AB

CORNER UNIT!! MORE PRIVACY!! Stylish, modern living in the sought-after community of GRAYDON HILL! This 3-bedroom townhome (BUILT in 2021) features a spacious DOUBLE ATTACHED GARAGE, sleek STAINLESS STEEL APPLIANCES, and PATIOS at both the FRONT and BACK. Enjoy a bright, open-concept main floor with living, dining, kitchen, and 2-piece bath. Upstairs offers 3 generous BEDROOMS, a 3-piece ENSUITE, 4-piece main BATH, and convenient top-floor LAUNDRY. Minutes from the Henday, airport, parks & golf€”LOW CONDO FEES make this a perfect STARTER HOME or SMART INVESTMENT!!

Built in 2021

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4443888          |
| Price          | \$397,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,483             |
| Acres          | 0.00              |
| Year Built     | 2021              |
| Type           | Condo / Townhouse |



|          |           |
|----------|-----------|
| Sub-Type | Townhouse |
| Style    | 3 Storey  |
| Status   | Active    |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 44 1051 Graydon Hill Boulevard |
| Area        | Edmonton                       |
| Subdivision | Graydon Hill                   |
| City        | Edmonton                       |
| County      | ALBERTA                        |
| Province    | AB                             |
| Postal Code | T6W 3J5                        |

### Amenities

|           |                                |
|-----------|--------------------------------|
| Amenities | Ceiling 9 ft., Parking-Visitor |
| 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, Stone, Vinyl                                                                                              |
| Exterior Features | Airport Nearby, Golf Nearby, Low Maintenance Landscape, Paved Lane, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                |
| Construction      | Wood, Stone, Vinyl                                                                                              |
| Foundation        | Concrete Perimeter                                                                                              |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 23rd, 2025 |
| Days on Market | 60              |
| Zoning         | Zone 55         |
| HOA Fees       | 75              |

HOA Fees Freq.     Annually  
Condo Fee             \$226

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Listing information last updated on August 21st, 2025 at 10:32pm MDT