

# \$354,000 - 66 1005 Graydon Hill Boulevard, Edmonton

MLS® #E4427913

**\$354,000**

2 Bedroom, 2.50 Bathroom, 1,253 sqft  
Condo / Townhouse on 0.00 Acres

Graydon Hill, Edmonton, AB

TURNKEY 2 Bed 2.5 Bath, DOUBLE CAR GARAGE, W/ CENTRAL A/C! Located in a quiet complex in the desirable neighbourhood of Graydon Hill! Kept in meticulous condition this cozy townhouse offers a spacious kitchen with Quartz countertops, stainless steel appliances, a massive pantry, tons of room for a formal dining table, luxury vinyl flooring, a large second floor patio (11'x6'), plus two large primary bedrooms with ensuites! This condo complex has low fees, a strong reserve fund, and a great location in the neighbourhood, with quick access to Ellerslie road, walking distance to a driving range, and Graydon Hills many walking trails! Family and pet friendly, this mint condition townhome is a MUST SEE!

Built in 2018

## Essential Information

MLS® #	E4427913
Price	\$354,000
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,253
Acres	0.00
Year Built	2018



Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	66 1005 Graydon Hill Boulevard
Area	Edmonton
Subdivision	Graydon Hill
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3J5

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., Deck, No Smoking Home, Parking-Visitor, Vinyl Windows
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, 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	Back Lane, Low Maintenance Landscape, No Through Road, Private Setting, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 28th, 2025
Days on Market	13
Zoning	Zone 55

Condo Fee            \$250

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