

# \$474,999 - 2113 Graydon Hill Crescent, Edmonton

MLS® #E4428507

**\$474,999**

4 Bedroom, 3.50 Bathroom, 1,170 sqft

Single Family on 0.00 Acres

Graydon Hill, Edmonton, AB

This charming Evolve home combines comfort, beauty, and efficiency. The inviting foyer leads to a bright great room filled with natural light.

The kitchen is both stylish and functional, featuring white quartz countertops, a spacious island with an eating ledge, and plenty of storage, including a pantry. The main floor also offers a convenient half-bath and access to a spacious backyard with a parking pad, with the option for a detached two-car garage.

Upstairs, the master suite is a retreat with a large walk-in closet and a 3-piece ensuite. Two additional comfortable bedrooms share a 3-piece bath. Fully finished basement offers One Bed and Full Bathroom, which could be a mortgage helper. Appliances are included, making this a perfect home for first-time buyers!

Built in 2019

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4428507  |
| Price          | \$474,999 |
| Bedrooms       | 4         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,170     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2019                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### **Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 2113 Graydon Hill Crescent |
| Area        | Edmonton                   |
| Subdivision | Graydon Hill               |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T6W 4K6                    |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | On Street Parking, Ceiling 9 ft., Deck, Detectors Smoke, No Animal Home, No Smoking Home, HRV System |
| Parking   | Double Garage Detached   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Airport Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 1st, 2025 |
| Days on Market | 3               |

|                |          |
|----------------|----------|
| Zoning         | Zone 55  |
| HOA Fees       | 0.1      |
| HOA Fees Freq. | Annually |

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Listing information last updated on April 4th, 2025 at 8:32am MDT