

## \$675,000 - 1031 Graham Court, Edmonton

MLS® #E4439548

**\$675,000**

6 Bedroom, 3.00 Bathroom, 1,402 sqft

Single Family on 0.00 Acres

Glastonbury, Edmonton, AB

Welcome to this beautifully updated WALK OUT BUNGALOW that perfectly blends comfort, style & functionality; backing onto a serene park for added privacy & picturesque views. With brand-new flooring, this 6-bedroom home offers versatile living spaces, including a bright flex room perfect for a home office, guest room or bedroom. The kitchen features sleek granite countertops, stainless steel appliances & ample cabinetry, flowing seamlessly into the dining area. Step out onto the south-facing, zero maintenance composite deck & enjoy peaceful mornings or evening gatherings overlooking the park. Put the lawnmower away, zero maintenance yard! The fully finished, spacious, WALK OUT BASEMENT offers in-floor heating for year-round comfort & plenty of natural light from the south facing windows. The home has been thoughtfully upgraded with an updated roof & oversized double HEATED garage with a 240V plug in the garage, ready for your electric vehicle or hobbies.

Built in 2001

### Essential Information

MLS® # E4439548

Price \$675,000

Bedrooms 6



Bathrooms	3.00
Full Baths	3
Square Footage	1,402
Acres	0.00
Year Built	2001
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	1031 Graham Court
Area	Edmonton
Subdivision	Glastonbury
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 6L4

### Amenities

Amenities	Deck, No Smoking Home
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, Window Coverings
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 30th, 2025
Days on Market	17
Zoning	Zone 58
HOA Fees	120
HOA Fees Freq.	Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 15th, 2025 at 11:17pm MDT