

\$399,000 - 16 1051 Graydon Hill Boulevard, Edmonton

MLS® #E4461258

\$399,000

3 Bedroom, 2.50 Bathroom, 1,714 sqft
Condo / Townhouse on 0.00 Acres

Graydon Hill, Edmonton, AB

Welcome to desirable Graydon Hill, where this spacious 1,714 sq ft townhome offers exceptional value and comfort. Facing green space and trees, The main-floor den provides a great space for a home office or play area, while the open-concept main level features a large living room and two balconies, including one with a beautiful treed view. The kitchen connects seamlessly to the dining and living areas, perfect for everyday living or entertaining. Upstairs, find three generous bedrooms and convenient upper-floor laundry. Additional highlights include a double attached garage, low condo fees, and a prime location close to parks, trails, schools, and major roadways. With its modern layout, bright interior, and move-in-ready condition, this Graydon Hill townhome offers the ideal combination of space, style, and convenience.

Built in 2021

Essential Information

MLS® #	E4461258
Price	\$399,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,714



Acres	0.00
Year Built	2021
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

Community Information

Address	16 1051 Graydon Hill Boulevard
Area	Edmonton
Subdivision	Graydon Hill
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3C8

Amenities

Amenities	Carbon Monoxide Detectors, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, 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, Backs Onto Park/Trees, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 7th, 2025
Days on Market	12
Zoning	Zone 55
HOA Fees	75
HOA Fees Freq.	Annually
Condo Fee	\$229

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