

# \$379,900 - 21 1051 Graydon Hill Boulevard, Edmonton

MLS® #E4435729

**\$379,900**

2 Bedroom, 2.50 Bathroom, 1,312 sqft  
Condo / Townhouse on 0.00 Acres

Graydon Hill, Edmonton, AB

Welcome to this beautifully maintained 3-Storey townhouse, featuring 2 spacious master bedrooms, each with its own private ensuite and upstairs laundry. The main living area has an open concept kitchen, perfect for entertaining, a half bath and two balconies! The entry level floor has a large foyer, and an attached single car garage. Located just off the Henday near golfing, schools and all other amenities!

Built in 2021

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4435729          |
| Price          | \$379,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,312             |
| Acres          | 0.00              |
| Year Built     | 2021              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information



|             |                                |
|-------------|--------------------------------|
| Address     | 21 1051 Graydon Hill Boulevard |
| Area        | Edmonton                       |
| Subdivision | Graydon Hill                   |
| City        | Edmonton                       |
| County      | ALBERTA                        |
| Province    | AB                             |
| Postal Code | T6W 3C8                        |

### Amenities

|           |   |
|-----------|---|
| Amenities | Deck, Detectors Smoke, No Smoking Home, Parking-Visitor |
| Parking   | Single 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, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Backs Onto Park/Trees, Golf Nearby, Landscaped, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Slab   |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 6             |
| Zoning         | Zone 55       |
| Condo Fee      | \$177         |

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 May 15th, 2025 at 3:32am MDT