

# \$419,990 - 23 1051 Graydon Hill Boulevard, Edmonton

MLS® #E4448129

**\$419,990**

3 Bedroom, 2.50 Bathroom, 1,796 sqft  
Condo / Townhouse on 0.00 Acres

Graydon Hill, Edmonton, AB

Welcome to this stunning Corner 3-bedroom townhome in the highly desirable community of Graydon Hill, just minutes from the Henday! Built in 2021, this modern and well-maintained home offers the perfect blend of comfort, convenience, and tranquility. Ideally located close to the airport, scenic golf courses, and peaceful nature parks, this property is perfect for families or professionals looking for a quiet, well-connected neighborhood with easy access to all major amenities. Inside, you'll find a functional layout across three levels, including a versatile main floor den—ideal for a home office, guest room, or additional living space. This added flexibility makes the home attractive for rental purposes or as a smart investment opportunity in one of South Edmonton’s growing communities. Whether you’re a first-time homebuyer, a young family, or an investor, this property is a fantastic opportunity to secure a stylish, low-maintenance home in a thriving location.

Built in 2021

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4448129  |
| Price     | \$419,990 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,796             |
| Acres          | 0.00              |
| Year Built     | 2021              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 23 1051 Graydon Hill Boulevard |
| Area        | Edmonton                       |
| Subdivision | Graydon Hill                   |
| City        | Edmonton                       |
| County      | ALBERTA                        |
| Province    | AB                             |
| Postal Code | T6W 3C8                        |

### Amenities

|           |                                                  |
|-----------|--------------------------------------------------|
| Amenities | No Animal Home, No Smoking Home, Parking-Visitor |
| 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 |
| Heating           | Forced Air-1, Natural Gas                                                                                           |
| Stories           | 3                                                                                                                   |
| Has Basement      | Yes                                                                                                                 |
| Basement          | None, No Basement                                                                                                   |

### Exterior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                  |
| Exterior Features | Airport Nearby, Corner Lot, Golf Nearby, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                    |
| Construction      | Wood, Stone, Vinyl                                                                                                                  |
| Foundation        | Concrete Perimeter                                                                                                                  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 16th, 2025 |
| Days on Market | 44              |
| Zoning         | Zone 55         |
| HOA Fees       | 75              |
| HOA Fees Freq. | Annually        |
| Condo Fee      | \$229           |



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Listing information last updated on August 29th, 2025 at 11:02am MDT