

## \$354,000 - 66 1005 Graydon Hill Boulevard, Edmonton

MLS® #E4427913

**\$354,000**

2 Bedroom, 2.50 Bathroom, 1,253 sqft  
Condo / Townhouse on 0.00 Acres

Graydon Hill, Edmonton, AB

TURNKEY 2 Bed 2.5 Bath, DOUBLE CAR GARAGE, W/ CENTRAL A/C! Located in a quiet complex in the desirable neighbourhood of Graydon Hill! Kept in meticulous condition this cozy townhouse offers a spacious kitchen with Quartz countertops, stainless steel appliances, a massive pantry, tons of room for a formal dining table, luxury vinyl flooring, a large second floor patio (11'x6'), plus two large primary bedrooms with ensuites! This condo complex has low fees, a strong reserve fund, and a great location in the neighbourhood, with quick access to Ellerslie road, walking distance to a driving range, and Graydon Hills many walking trails! Family and pet friendly, this mint condition townhome is a MUST SEE!

Built in 2018

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4427913  |
| Price          | \$354,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,253     |
| Acres          | 0.00      |
| Year Built     | 2018      |



|          |                   |
|----------|-------------------|
| Type     | Condo / Townhouse |
| Sub-Type | Townhouse         |
| Style    | 3 Storey          |
| Status   | Active            |

### **Community Information**

|             |                                |
|-------------|--------------------------------|
| Address     | 66 1005 Graydon Hill Boulevard |
| Area        | Edmonton                       |
| Subdivision | Graydon Hill                   |
| City        | Edmonton                       |
| County      | ALBERTA                        |
| Province    | AB                             |
| Postal Code | T6W 3J5                        |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, No Smoking Home, Parking-Visitor, Vinyl Windows |
| Parking   | Double Garage Attached  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, 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, Vinyl   |
| Exterior Features | Back Lane, Low Maintenance Landscape, No Through Road, Private Setting, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 28th, 2025 |
| Days on Market | 7                |
| Zoning         | Zone 55          |

Condo Fee            \$250

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Listing information last updated on April 4th, 2025 at 5:47am MDT