

## \$424,900 - 1524 Graydon Hill, Edmonton

MLS® #E4455034

**\$424,900**

3 Bedroom, 3.00 Bathroom, 1,311 sqft  
Single Family on 0.00 Acres

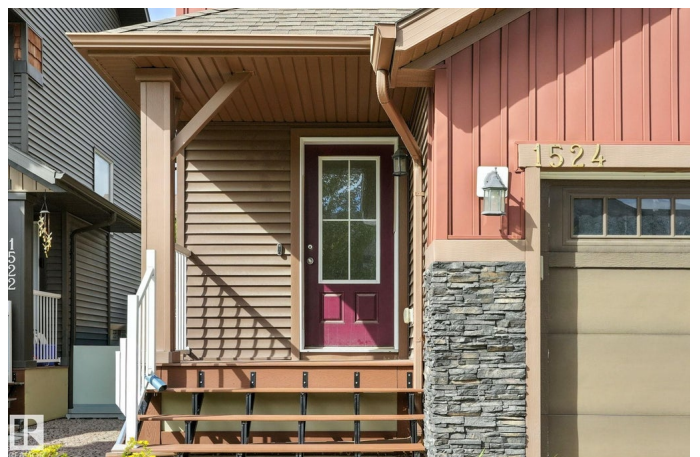
Graydon Hill, Edmonton, AB

Welcome to your dream home in the vibrant Graydon Hill community! This modern 3-bedroom, 2.5-bathroom half duplex is perfect for first-time home buyers or savvy investors. Boasting a spacious open-concept main floor with abundant natural light, this home features a stylish kitchen, a cozy living area with a gas fireplace, and a convenient half bath. Upstairs, the primary suite offers a private ensuite and a walk-in closet, accompanied by two additional bedrooms and a full bathroom, ideal for families or guests. The single attached garage provides secure parking and storage, while the large, beautifully landscaped yard is a rare find, perfect for outdoor entertaining, gardening, or pets. Located in the family-friendly Heritage Valley area, you're steps from parks, schools, and shopping, with easy access to Anthony Henday Drive for a quick commute. Don't miss this opportunity to own a move-in-ready gem in one of Edmonton's most sought-after neighborhoods!

Built in 2016

### Essential Information

MLS® #	E4455034
Price	\$424,900
Bedrooms	3



Bathrooms	3.00
Full Baths	3
Square Footage	1,311
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	1524 Graydon Hill
Area	Edmonton
Subdivision	Graydon Hill
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3C7

### **Amenities**

Amenities	Hot Water Natural Gas, See Remarks
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation Concrete Perimeter

**Additional Information**

Date Listed August 28th, 2025

Days on Market 15

Zoning Zone 55

HOA Fees 150

HOA Fees Freq. Annually

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Listing information last updated on September 12th, 2025 at 3:02am MDT