

## \$498,000 - 1510 Graydon Hill Point(e), Edmonton

MLS® #E4431176

**\$498,000**

3 Bedroom, 2.50 Bathroom, 1,514 sqft

Single Family on 0.00 Acres

Graydon Hill, Edmonton, AB

Beautiful 2 Storey Semi detached with DOUBLE ATTACHED GARAGE nestled in the desirable Graydon Hill community. This upgraded home is an entertainer's delight with a full walk in closet at the front entrance and offers the perfect mix of luxury, comfort, and family friendly living. The bright open concept main floor features a welcoming living room with a cozy gas fireplace, a chef inspired kitchen with granite countertops, stainless steel appliances, and a generous eat up bar. The dining area flows into the professionally landscaped backyard with stone patio, mature trees, and five raised garden boxes. Upstairs includes a large bonus room and three spacious bedrooms, including a stunning primary suite with walk in closet and ensuite. Bathrooms upgraded with granite countertops and LED backlit anti fog mirrors. Advanced allergist-recommended HVAC and AC. Located on a quiet cul-de-sac with nearby walking paths, ponds, LRT extension, a golf driving range (4 min walk), golf, shopping, and schools.

Built in 2015

### Essential Information

MLS® # E4431176

Price \$498,000



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,514         |
| Acres          | 0.00          |
| Year Built     | 2015          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 1510 Graydon Hill Point(e) |
| Area        | Edmonton                   |
| Subdivision | Graydon Hill               |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T6W 3C7                    |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck, Detectors Smoke  |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                 |
| Fireplace         | Yes                                                                                                                       |
| Fireplaces        | Wall Mount                                                                                                                |
| Stories           | 2                                                                                                                         |
| Has Basement      | Yes                                                                                                                       |
| Basement          | Full, Unfinished                                                                                                          |

### Exterior

|          |                        |
|----------|------------------------|
| Exterior | Concrete, Stone, Vinyl |
|----------|------------------------|

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Airport Nearby, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                |
| Construction      | Concrete, Stone, Vinyl                                                                                                          |
| Foundation        | Concrete Perimeter                                                                                                              |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2025 |
| Days on Market | 18               |
| Zoning         | Zone 55          |
| HOA Fees       | 150              |
| HOA Fees Freq. | Annually         |

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Listing information last updated on May 4th, 2025 at 11:32am MDT