

## \$519,900 - 1647 Graydon Hill Link Link, Edmonton

MLS® #E4454440

**\$519,900**

3 Bedroom, 2.50 Bathroom, 1,368 sqft

Single Family on 0.00 Acres

Graydon Hill, Edmonton, AB

GRAYDON HILL! Perfect location, situated on a quiet drive and directly across from Dr. George Clarke Pond. Overloaded with convenience, this 3 BED + 3 BATH home is immaculate & provides incredible value in both location & design. Once a Landmark showhome, this house is immaculate, turn-key and loaded with all the upgrades. NET ZERO HOME! Ample solar panels + heat pump = super low monthly utilities. Walk through the front door to towering ceilings, vinyl plank floors, expansive open concept living room + dream kitchen w/ centre island, ample countspace & tons of cabinetry. Upstairs features 3 large beds + 2 full baths. Primary suite is a quiet oasis with full bath + walk-in closet. With over 1,360 SqFt of living space, this house is perfect for the new or growing family. Sizeable backyard & double detached garage are a dream. Front porch overlooks expert landscaping & the beautiful park just across the road. A perfectly situated home close to all amenities. Experience south Edmonton living at its finest.

Built in 2017

### Essential Information

MLS® # E4454440

Price \$519,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,368
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1647 Graydon Hill Link Link
Area	Edmonton
Subdivision	Graydon Hill
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4C3

### Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Detectors Smoke, Front Porch, No Animal Home, No Smoking Home, Parking-Extra, Smart/Program. Thermostat, Vinyl Windows, See Remarks, Solar Equipment
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings, Curtains and Blinds
Heating	Forced Air-1, Heat Pump, Electric, Solar
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
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Exterior Features	Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View Lake, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	August 23rd, 2025
Days on Market	1
Zoning	Zone 55
HOA Fees	150
HOA Fees Freq.	Annually

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Listing information last updated on August 24th, 2025 at 2:02am MDT