

\$489,900 - 1521 Graydon Hill Point(e), Edmonton

MLS® #E4457786

\$489,900

3 Bedroom, 2.50 Bathroom, 1,509 sqft

Single Family on 0.00 Acres

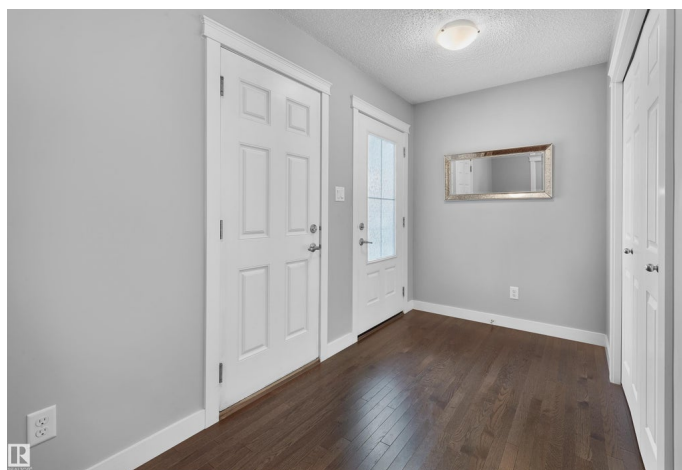
Graydon Hill, Edmonton, AB

Nestled in a quiet Graydon Hill cul-de-sac, this upgraded half-duplex with double attached garage delivers style, comfort & convenience. The open-concept main floor features a warm living room with striking fireplace, a chef-inspired kitchen with quartz counters, high-end stainless steel appliances & large peninsula island, plus a sun-filled dining space for family dinners. Upstairs, the primary suite is a true retreat with 2 walk-in closets & a spa-style ensuite with dual sinks. The finished basement offers a spacious rec room for movies, workouts, or play. Outside, the south-facing yard is a highlight with a composite deck & plenty of room for entertaining or relaxing. With trails, parks, schools & shopping just minutes away, this is the perfect blend of modern design & prime location.

Built in 2016

Essential Information

MLS® #	E4457786
Price	\$489,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,509



Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	1521 Graydon Hill Point(e)
Area	Edmonton
Subdivision	Graydon Hill
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3C7

Amenities

Amenities	See Remarks
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 15th, 2025
-------------	----------------------

Days on Market	1
Zoning	Zone 55
HOA Fees	150
HOA Fees Freq.	Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 16th, 2025 at 8:32am MDT