

Courtesy Of Tyler J Ellis Of Real Broker

\$449,900 - 1512 Graydon Hill Point(e), Edmonton

MLS® #E4427546

\$449,900

3 Bedroom, 2.50 Bathroom, 1,419 sqft
Single Family on 0.00 Acres

Graydon Hill, Edmonton, AB

Welcome home to this spacious and well maintained duplex in a prime location, just minutes from the Anthony Henday and a variety of amenities. With no condo fees, you'll enjoy the freedom of homeownership without extra costs! Step inside to an inviting open concept main floor featuring a bright living room with a cozy gas fireplace. The living room flows seamlessly into the dining area and modern kitchen, perfect for entertaining. Upstairs you'll find two generously sized bedrooms plus a large master suite with a private ensuite, as well as the convenient laundry room. The fully fenced and landscaped backyard is ready for summer fun, complete with a deck and fire pit. Installed in 2023, the solar panel system is no maintenance and reduces your utility costs. This home is located in a fantastic neighbourhood with schools, shopping, parks, and restaurants nearby. It's a perfect fit for anyone looking for comfort, community, and convenience!

Built in 2015

Essential Information

MLS® #	E4427546
Price	\$449,900
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,419
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	1512 Graydon Hill Point(e)
Area	Edmonton
Subdivision	Graydon Hill
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3C7

Amenities

Amenities	Air Conditioner, Deck, Fire Pit, See Remarks, Solar Equipment
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
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	Airport Nearby, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Steinhauer School
Middle	D.S. MacKenzie School
High	Dr. Anne Anderson School

Additional Information

Date Listed	March 26th, 2025
Days on Market	9
Zoning	Zone 55
HOA Fees	150
HOA Fees Freq.	Annually

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