

# \$474,900 - 1525 Graydon Hill Point(e), Edmonton

MLS® #E4429063

**\$474,900**

3 Bedroom, 3.50 Bathroom, 1,563 sqft  
Single Family on 0.00 Acres

Graydon Hill, Edmonton, AB

UPGRADED HALF-DUPLEX in a quiet CUL-DE-SAC with DOUBLE ATTACHED GARAGE! The heart of the home is the spacious, open-concept living room, where a stunning fireplace creates the perfect ambiance for cozy gatherings. The spacious kitchen is a chef's dream, featuring upgraded QUARTZ COUNTERTOPS and high-end stainless steel appliances, along with a large eat-up counter, ideal for casual meals or entertaining guests. The bright dining room offers an inviting space for family dinners, bathed in natural light. The primary bedroom is an impressive retreat, featuring TWO GENEROUS WALK-IN CLOSETS and a luxurious en-suite bathroom with dual sinks, ensuring both space and comfort. Large SOUTH-FACING yard offers plenty of room for outdoor activities and entertaining with COMPOSITE DECK. Finished basement includes a large rec room and 4th bathroom, perfect for guests or additional living space. Out-front is a double garage and beautiful stone and cedar on the exterior.



Built in 2015

## Essential Information

MLS® #	E4429063
Price	\$474,900

Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,563
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	1525 Graydon Hill Point(e)
Area	Edmonton
Subdivision	Graydon Hill
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3C7

### Amenities

Amenities	Deck, No Smoking Home, Secured Parking, See Remarks
Parking	Double Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby, See Remarks

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

### **Additional Information**

Date Listed            April 4th, 2025

Days on Market       8

Zoning                 Zone 55

HOA Fees              150

HOA Fees Freq.      Annually

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