

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

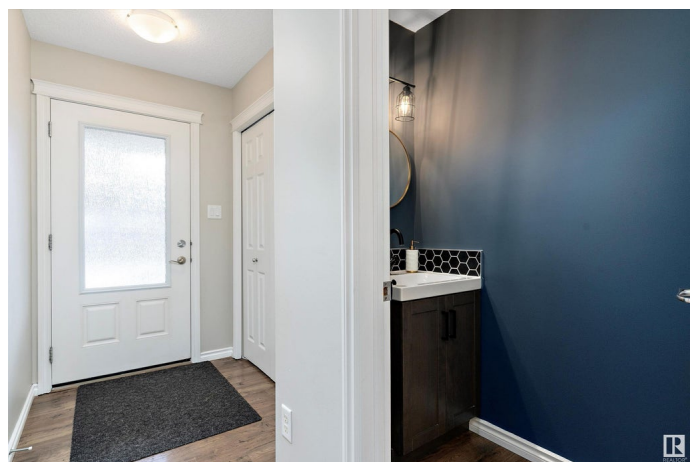
Graydon Hill, Edmonton, AB

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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Listing information last updated on April 4th, 2025 at 8:02am MDT