

## \$619,900 - 2082 Graydon Hill Crescent, Edmonton

MLS® #E4421969

**\$619,900**

3 Bedroom, 2.50 Bathroom, 1,612 sqft

Single Family on 0.00 Acres

Graydon Hill, Edmonton, AB

Welcome to your dream home in the sought-after community of Graydon Hill! This exquisite San Rufo 2-storey offers over 1600 sq ft of living space, featuring 3 bedrooms and 2.5 baths. Step inside to find stunning vinyl plank flooring, a spacious foyer, and chic modern finishes throughout. The kitchen boasts a large walkthrough pantry, stainless steel appliances, quartz countertops, white subway tile backsplash, and sleek gray cabinetry. Enjoy abundant natural light in your dining and living areas, with views of the expansive backyard—ideal for hosting. Upstairs, the master suite offers a luxurious 5-piece en-suite and walk-in closet. Two additional bedrooms, a full 4-piece bath, and a dedicated laundry room with shelving complete the upper level. Outside, a large back deck awaits in the generous yard, next to walking paths, trails, and close to shopping, schools, parks, transport, and Anthony Henday Freeway. Discover the perfect blend of style and convenience!

Built in 2018

### Essential Information

MLS® # E4421969

Price \$619,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,612                  |
| Acres          | 0.00                   |
| Year Built     | 2018                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 2082 Graydon Hill Crescent |
| Area        | Edmonton                   |
| Subdivision | Graydon Hill               |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T6W 4C7                    |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Deck, Detectors Smoke, Front Porch, No Animal Home, No Smoking Home |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Airport Nearby, Fenced, Flat Site, Landscaped, Level Land, No Back |

|              |                       |
|--------------|-----------------------|
|              | Lane, No Through Road |
| Roof         | Asphalt Shingles      |
| Construction | Wood, Vinyl           |
| Foundation   | Concrete Perimeter    |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 18th, 2025 |
| Days on Market | 61                  |
| Zoning         | Zone 55             |
| HOA Fees       | 0.1                 |
| HOA Fees Freq. | Annually            |

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Listing information last updated on April 20th, 2025 at 7:32am MDT