

\$424,900 - 1524 Graydon Hill, Edmonton

MLS® #E4455034

\$424,900

3 Bedroom, 3.00 Bathroom, 1,311 sqft
Single Family on 0.00 Acres

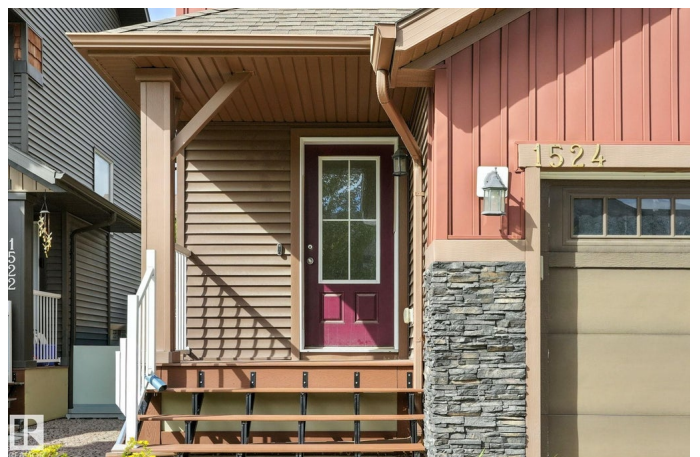
Graydon Hill, Edmonton, AB

Welcome to your dream home in the vibrant Graydon Hill community! This modern 3-bedroom, 2.5-bathroom half duplex is perfect for first-time home buyers or savvy investors. Boasting a spacious open-concept main floor with abundant natural light, this home features a stylish kitchen, a cozy living area with a gas fireplace, and a convenient half bath. Upstairs, the primary suite offers a private ensuite and a walk-in closet, accompanied by two additional bedrooms and a full bathroom, ideal for families or guests. The single attached garage provides secure parking and storage, while the large, beautifully landscaped yard is a rare find, perfect for outdoor entertaining, gardening, or pets. Located in the family-friendly Heritage Valley area, you're steps from parks, schools, and shopping, with easy access to Anthony Henday Drive for a quick commute. Don't miss this opportunity to own a move-in-ready gem in one of Edmonton's most sought-after neighborhoods!

Built in 2016

Essential Information

| | |
|----------|-----------|
| MLS® # | E4455034 |
| Price | \$424,900 |
| Bedrooms | 3 |



| | |
|----------------|---------------|
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,311 |
| Acres | 0.00 |
| Year Built | 2016 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 1524 Graydon Hill |
| Area | Edmonton |
| Subdivision | Graydon Hill |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 3C7 |

Amenities

| | |
|-----------|------------------------------------|
| Amenities | Hot Water Natural Gas, See Remarks |
| Parking | Single Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| 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 | Fenced, Landscaped, Playground Nearby, Shopping Nearby, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |

Foundation Concrete Perimeter

Additional Information

Date Listed August 28th, 2025

Days on Market 25

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 23rd, 2025 at 3:32am MDT