

## \$489,900 - 1521 Graydon Hill Point(e), Edmonton

MLS® #E4457786

**\$489,900**

3 Bedroom, 2.50 Bathroom, 1,509 sqft

Single Family on 0.00 Acres

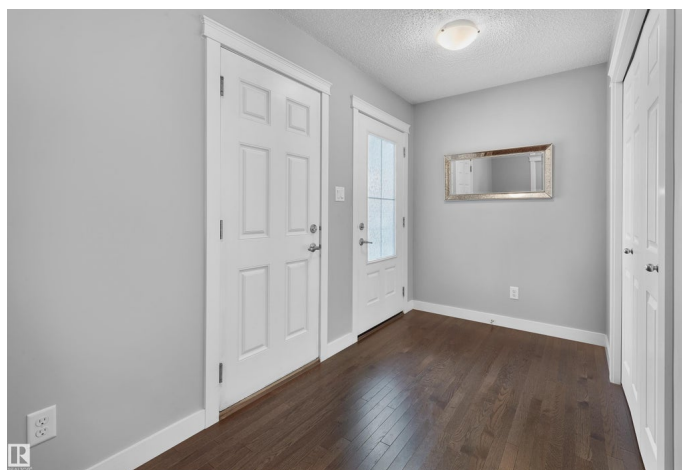
Graydon Hill, Edmonton, AB

Nestled in a quiet Graydon Hill cul-de-sac, this upgraded half-duplex with double attached garage delivers style, comfort & convenience. The open-concept main floor features a warm living room with striking fireplace, a chef-inspired kitchen with quartz counters, high-end stainless steel appliances & large peninsula island, plus a sun-filled dining space for family dinners. Upstairs, the primary suite is a true retreat with 2 walk-in closets & a spa-style ensuite with dual sinks. The finished basement offers a spacious rec room for movies, workouts, or play. Outside, the south-facing yard is a highlight with a composite deck & plenty of room for entertaining or relaxing. With trails, parks, schools & shopping just minutes away, this is the perfect blend of modern design & prime location.

Built in 2016

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4457786  |
| Price          | \$489,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,509     |



|            |               |
|------------|---------------|
| Acres      | 0.00          |
| Year Built | 2016          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 1521 Graydon Hill Point(e) |
| Area        | Edmonton                   |
| Subdivision | Graydon Hill               |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T6W 3C7                    |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

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

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                            |
| Exterior Features | Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                       |
| Construction      | Wood, Vinyl                                                                            |
| Foundation        | Concrete Perimeter                                                                     |

### Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 15th, 2025 |
|-------------|----------------------|

|                |          |
|----------------|----------|
| Days on Market | 2        |
| Zoning         | Zone 55  |
| HOA Fees       | 150      |
| HOA Fees Freq. | Annually |

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Listing information last updated on September 17th, 2025 at 8:47am MDT