

\$860,000 - 1407 Graydon Hill Way, Edmonton

MLS® #E4464802

\$860,000

5 Bedroom, 4.00 Bathroom, 2,752 sqft

Single Family on 0.00 Acres

Graydon Hill, Edmonton, AB

Welcome to Graydon Hill, a serene southwest community surrounded by nature yet minutes from city conveniences. This beautifully maintained home offers over 2,700 sq. ft. plus a fully finished basement with a side entrance. Enjoy natural light throughout w/ soaring windows & a vaulted living room. Gorgeous kitchen features a walk through pantry, upgraded appliances (incl. gas stove), Air Condition & reverse osmosis. Open concept kitchen, dining, living room + MAIN FLOOR BATH & DEN/BDRM. Upstairs find huge primary walk-in & 5pc ensuite. 2 more well-sized bedrooms, 4pc bathroom, laundry & spacious bonus room. Basement offers 2 additional bedrooms, living area & wet bar. Features engineered hardwood, quartz throughout, central vac rough-in, 8' doors, 9' ceilings, new windows, BACK GATE for ADDTL PARKING & new landscaping. Walking trail across the street leading to a naturalized storm pond + large park down the block. Easy access to Henday, Calgary Trail, Currents of Windermere, South Common & more!

Built in 2018

Essential Information

MLS® # E4464802

Price \$860,000



Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,752
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	1407 Graydon Hill Way
Area	Edmonton
Subdivision	Graydon Hill
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3C9

Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Hot Water Instant, Vaulted Ceiling, Wet Bar, See Remarks, Vacuum System-Roughed-In, HRV System
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Back Lane, Fenced, Golf Nearby, Landscaped, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	November 4th, 2025
Days on Market	2
Zoning	Zone 55
HOA Fees	150
HOA Fees Freq.	Annually

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