

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

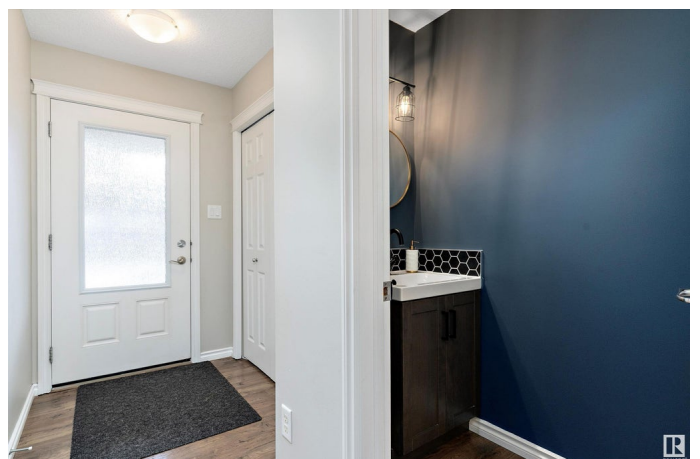
Graydon Hill, Edmonton, AB

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	10
Zoning	Zone 55
HOA Fees	150
HOA Fees Freq.	Annually

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Listing information last updated on April 4th, 2025 at 10:47pm MDT