

# **\$539,900 - 2063 Graydon Hill Crescent, Edmonton**

MLS® #E4435486

**\$539,900**

4 Bedroom, 3.50 Bathroom, 1,591 sqft

Single Family on 0.00 Acres

Graydon Hill, Edmonton, AB

This Graydon Hill Pacesetter home is the full package! Relax on the front porch in the evening or BBQ in your private fenced backyard with stamped concrete patio & sidewalks, plenty of lawn for pets, play areas/gardening. The 9'™ ceiling height makes the Great Room an open inviting space with front to back windows. Pull a stool up to the huge quartz island for casual dining or for formal dinners the dining room is very inviting with its backyard view. You will love the built-in bench & storage in the Mudroom. Maple kitchen cabinets & stainless steel appliances with neutral color accents & vinyl plank flooring. Upstairs there are 3 spacious bedrooms & convenient top floor laundry. Primary bedroom has its own special flair with a vaulted ceiling, ensuite bathroom & walk-in closet. Who has the time, patience & money to finish a basement after move in – Problem solved with this fully developed/permitted basement with Media Room, Bedroom, Bathroom & Storage. Insulated Double Garage & Central Air Conditioning.

Built in 2019

## **Essential Information**

MLS® # E4435486

Price \$539,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,591
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2063 Graydon Hill Crescent
Area	Edmonton
Subdivision	Graydon Hill
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4C7

### Amenities

Amenities	On Street Parking, Ceiling 9 ft., Front Porch, No Animal Home, No Smoking Home, Patio, See Remarks
Parking Spaces	3
Parking	Double Garage Detached, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
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Exterior Features	Fenced, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Steinhauer K-6
Middle	D.S. MacKenzie 7-9
High	Dr Anne Anderson 10-12

### **Additional Information**

Date Listed	May 9th, 2025
Days on Market	4
Zoning	Zone 55
HOA Fees	150
HOA Fees Freq.	Annually

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Listing information last updated on May 13th, 2025 at 9:47am MDT