

Courtesy Of Dragic Janjic Of RE/MAX River City

## \$624,888 - 2066 Graydon Hill Crescent, Edmonton

MLS® #E4431473

**\$624,888**

3 Bedroom, 2.50 Bathroom, 1,599 sqft

Single Family on 0.00 Acres

Graydon Hill, Edmonton, AB

Welcome to this bright and spacious 2-storey family home located in the sought-after community of Graydon Hill. With modern finishes, thoughtful design, and a peaceful green space backdrop, this home has it all. The main floor features a large entryway and stylish light vinyl plank flooring throughout. Enjoy a spacious kitchen complete with quartz countertops, a corner pantry, stainless steel appliances, and a generous dining area with direct access to the backyard—perfect for entertaining. The open-concept living room offers plenty of space to relax and unwind. A convenient half bath and laundry area complete the main level. Upstairs, the primary suite offers a walk-in closet and a private 4-piece ensuite. Two additional great-sized bedrooms and another full 4-piece bath provide comfort for the whole family. The unfinished basement is ready for your personal touch. Step outside to enjoy a fully landscaped front and backyard, a two-tiered covered deck, a greenhouse, and a shed.

Built in 2018

### Essential Information

MLS® # E4431473

Price \$624,888

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,599                  |
| Acres          | 0.00                   |
| Year Built     | 2018                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 2066 Graydon Hill Crescent |
| Area        | Edmonton                   |
| Subdivision | Graydon Hill               |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T6W 2W9                    |

### **Amenities**

|                |                                    |
|----------------|------------------------------------|
| Amenities      | Deck, Secured Parking, See Remarks |
| Parking Spaces | 4                                  |
| Parking        | Double Garage Attached             |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Fenced, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks |
| Roof              | Asphalt Shingles   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 15               |
| Zoning         | Zone 55          |

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Listing information last updated on May 2nd, 2025 at 1:17pm MDT