

Courtesy Of Daniel N Garth Of Garth Realty Group Inc.

\$519,900 - 1647 Graydon Hill Link, Edmonton

MLS® #E4454440

\$519,900

3 Bedroom, 2.50 Bathroom, 1,368 sqft

Single Family on 0.00 Acres

Graydon Hill, Edmonton, AB

GRAYDON HILL! Perfect location, situated on a quiet drive and directly across from Dr. George Clarke Park. Overloaded with convenience, this 3 BED + 3 BATH home is immaculate & provides incredible value in both location & design. Once a Landmark showhome, this house is truly turn-key and loaded with all the upgrades. NET ZERO HOME! Ample solar panels + heat pump = super low monthly utilities. Walk through the front door to towering ceilings, vinyl plank floors, expansive open concept living room + dream kitchen w/ centre island, ample countspace & tons of cabinetry. Upstairs features 3 large beds + 2 full baths. Primary suite is a quiet oasis with full bath + walk-in closet. With over 1,360 SqFt of living space, this house is perfect for the new or growing family. Sizeable backyard & double detached garage are a dream. Front porch overlooks expert landscaping & the beautiful park just across the road. A perfectly situated home close to all amenities. Experience south Edmonton living at its finest.

Built in 2017

Essential Information

MLS® # E4454440

Price \$519,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,368
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	1647 Graydon Hill Link
Area	Edmonton
Subdivision	Graydon Hill
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4C3

Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Detectors Smoke, Front Porch, No Animal Home, No Smoking Home, Parking-Extra, Smart/Program. Thermostat, Vinyl Windows, See Remarks, Solar Equipment
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings, Curtains and Blinds
Heating	Forced Air-1, Heat Pump, Electric, Solar
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
----------	-------------

Exterior Features	Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View Lake, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 23rd, 2025
Days on Market	73
Zoning	Zone 55
HOA Fees	150
HOA Fees Freq.	Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 4th, 2025 at 2:47am MST