

## \$424,900 - 1524 Graydon Hill, Edmonton

MLS® #E4455034

**\$424,900**

3 Bedroom, 3.00 Bathroom, 1,311 sqft

Single Family on 0.00 Acres

Graydon Hill, Edmonton, AB

Welcome to your dream home in the vibrant Graydon Hill community! This modern 3-bedroom, 2.5-bathroom half duplex is perfect for first-time home buyers or savvy investors. Boasting a spacious open-concept main floor with abundant natural light, this home features a stylish kitchen, a cozy living area with a gas fireplace, and a convenient half bath. Upstairs, the primary suite offers a private ensuite and a walk-in closet, accompanied by two additional bedrooms and a full bathroom, ideal for families or guests. The single attached garage provides secure parking and storage, while the large, beautifully landscaped yard is a rare find, perfect for outdoor entertaining, gardening, or pets. Located in the family-friendly Heritage Valley area, you're steps from parks, schools, and shopping, with easy access to Anthony Henday Drive for a quick commute. Don't miss this opportunity to own a move-in-ready gem in one of Edmonton's most sought-after neighborhoods!

Built in 2016

### Essential Information

MLS® # E4455034

Price \$424,900

Bedrooms 3



|                |               |
|----------------|---------------|
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,311         |
| Acres          | 0.00          |
| Year Built     | 2016          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1524 Graydon Hill |
| Area        | Edmonton          |
| Subdivision | Graydon Hill      |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6W 3C7           |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | Hot Water Natural Gas, See Remarks |
| Parking   | Single Garage Attached             |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| 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 | Fenced, Landscaped, Playground Nearby, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                    |
| Construction      | Wood, Stone, Vinyl                                                  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 28th, 2025  
Days on Market                68  
Zoning                              Zone 55  
HOA Fees                         150  
HOA Fees Freq.                Annually

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Listing information last updated on November 4th, 2025 at 12:32pm MST