

# \$474,999 - 2113 Graydon Hill Crescent, Edmonton

MLS® #E4428507

**\$474,999**

4 Bedroom, 3.50 Bathroom, 1,170 sqft

Single Family on 0.00 Acres

Graydon Hill, Edmonton, AB

This charming Evolve home combines comfort, beauty, and efficiency. The inviting foyer leads to a bright great room filled with natural light.

The kitchen is both stylish and functional, featuring white quartz countertops, a spacious island with an eating ledge, and plenty of storage, including a pantry. The main floor also offers a convenient half-bath and access to a spacious backyard with a parking pad, with the option for a detached two-car garage.

Upstairs, the master suite is a retreat with a large walk-in closet and a 3-piece ensuite. Two additional comfortable bedrooms share a 3-piece bath. Fully finished basement offers One Bed and Full Bathroom, which could be a mortgage helper. Appliances are included, making this a perfect home for first-time buyers!

Built in 2019

## Essential Information

MLS® #	E4428507
Price	\$474,999
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,170
Acres	0.00



Year Built	2019
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	2113 Graydon Hill Crescent
Area	Edmonton
Subdivision	Graydon Hill
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4K6

### **Amenities**

Amenities	On Street Parking, Ceiling 9 ft., Deck, Detectors Smoke, No Animal Home, No Smoking Home, HRV System
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 1st, 2025
Days on Market	11

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 April 12th, 2025 at 6:32pm MDT