

Courtesy Of Tyler J Ellis Of Real Broker

# \$449,900 - 1512 Graydon Hill Point(e), Edmonton

MLS® #E4427546

**\$449,900**

3 Bedroom, 2.50 Bathroom, 1,419 sqft  
Single Family on 0.00 Acres

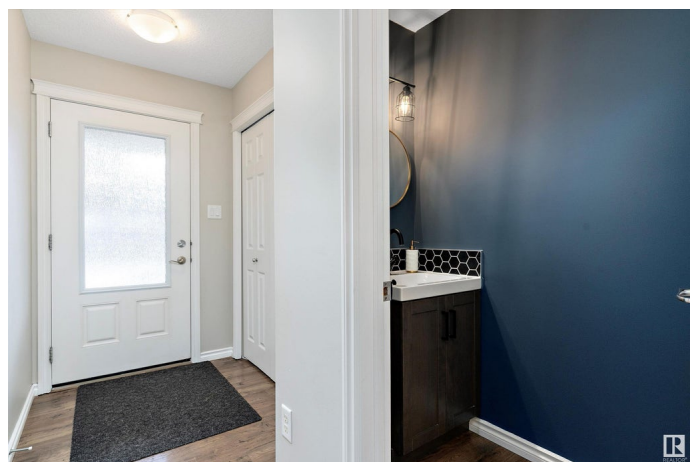
Graydon Hill, Edmonton, AB

Welcome home to this spacious and well maintained duplex in a prime location, just minutes from the Anthony Henday and a variety of amenities. With no condo fees, you'll enjoy the freedom of homeownership without extra costs! Step inside to an inviting open concept main floor featuring a bright living room with a cozy gas fireplace. The living room flows seamlessly into the dining area and modern kitchen, perfect for entertaining. Upstairs you'll find two generously sized bedrooms plus a large master suite with a private ensuite, as well as the convenient laundry room. The fully fenced and landscaped backyard is ready for summer fun, complete with a deck and fire pit. Installed in 2023, the solar panel system is no maintenance and reduces your utility costs. This home is located in a fantastic neighbourhood with schools, shopping, parks, and restaurants nearby. It's a perfect fit for anyone looking for comfort, community, and convenience!

Built in 2015

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4427546  |
| Price    | \$449,900 |
| Bedrooms | 3         |



|                |               |
|----------------|---------------|
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,419         |
| Acres          | 0.00          |
| Year Built     | 2015          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 1512 Graydon Hill Point(e) |
| Area        | Edmonton                   |
| Subdivision | Graydon Hill               |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T6W 3C7                    |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Deck, Fire Pit, See Remarks, Solar Equipment |
| Parking   | Single Garage Attached  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| 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 | Airport Nearby, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                          |
|------------|--------------------------|
| Elementary | Steinhauer School        |
| Middle     | D.S. MacKenzie School    |
| High       | Dr. Anne Anderson School |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 26th, 2025 |
| Days on Market | 12               |
| 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 7th, 2025 at 2:17am MDT