

## \$620,000 - 2070 Graydon Hill Crescent, Edmonton

MLS® #E4456071

**\$620,000**

4 Bedroom, 3.50 Bathroom, 1,935 sqft

Single Family on 0.00 Acres

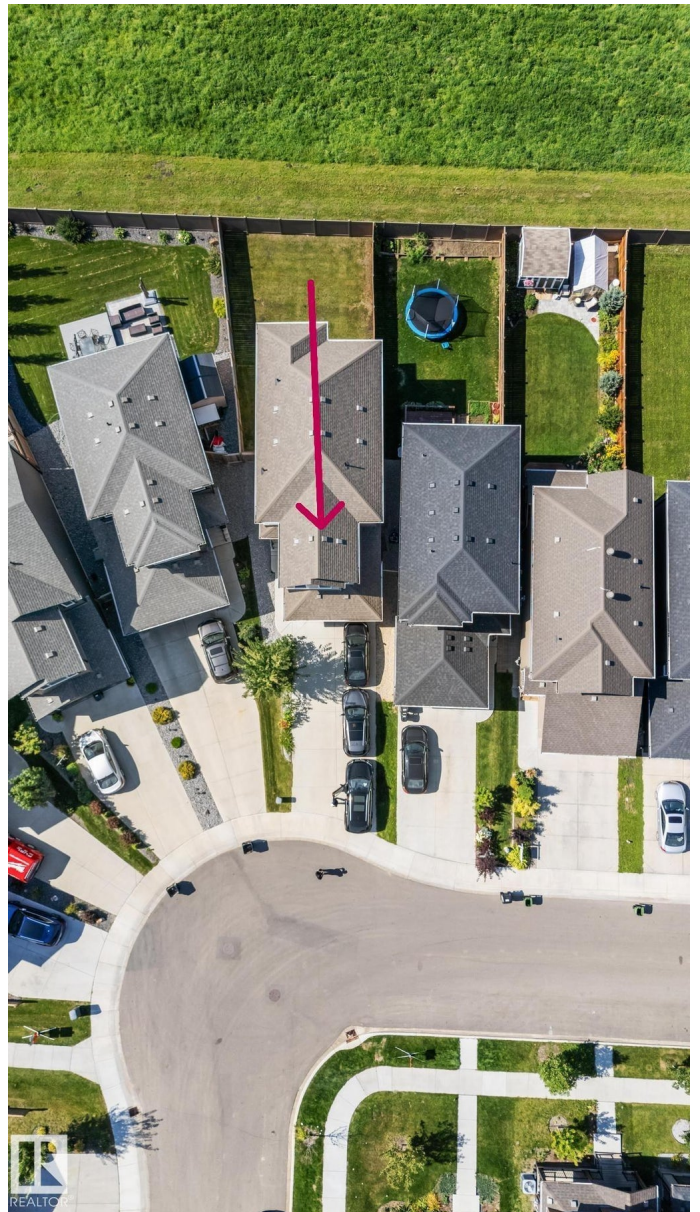
Graydon Hill, Edmonton, AB

Welcome to this stunning detached home in the desirable Graydon Hill community! Featuring a double attached garage with an extended driveway that fits up to 6 cars or even an RV. The main floor offers a bright living room and a beautiful kitchen with an extended quartz island perfect for entertaining. Upstairs, you'll find a spacious bonus room, 3 bedrooms including a primary retreat with a 5-pc ensuite, plus convenient laundry. The fully finished basement boasts a large one-bedroom legal suite ideal for rental income or Airbnb. Enjoy peace of mind with full fencing, landscaped yard, and central A/C. Backing onto serene greenspace with no neighbors behind, this home blends comfort, functionality, and privacy in one perfect package! Bonus: the home can also be purchased furnished for an additional fee, with furniture available for sale!

Built in 2018

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4456071  |
| Price      | \$620,000 |
| Bedrooms   | 4         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,935                  |
| Acres          | 0.00                   |
| Year Built     | 2018                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 2070 Graydon Hill Crescent |
| Area        | Edmonton                   |
| Subdivision | Graydon Hill               |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T6W 4C7                    |

### Amenities

|           |                                |
|-----------|--------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft. |
| Parking   | Double Garage Attached         |

### Interior

|                   |                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Microwave Hood Fan, Stacked Washer/Dryer, Washer, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                             |
| Fireplaces        | Remote Control                                                                                                                                                  |
| Stories           | 2                                                                                                                                                               |
| Has Suite         | Yes                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                             |
| Basement          | Full, Finished                                                                                                                                                  |

### Exterior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                            |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Landscaped, Public Transportation |
| Roof              | Asphalt Shingles                                                       |
| Construction      | Wood, Vinyl                                                            |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 4th, 2025  
Days on Market                48  
Zoning                              Zone 55  
HOA Fees                         150  
HOA Fees Freq.                Annually



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