# \$729,900 - 2096 Graydon Hill Crescent, Edmonton

MLS® #E4429113

#### \$729,900

7 Bedroom, 4.00 Bathroom, 2,210 sqft Single Family on 0.00 Acres

Graydon Hill, Edmonton, AB

Discover luxury living in Graydon Hill with this stunning 7-BEDROOM home, featuring high-end finishes, an OPEN TO ABOVE design, and a bright kitchen with a SPICE KITCHEN. The MAIN FLOOR includes a BEDROOM and FULL BATH, while upgraded triple-pane windows enhance comfort. The BASEMENT offers a LEGAL 2-BEDROOM SUITE with a private entrance, perfect for rental income or extended family. Enjoy quartz countertops, included appliances, and a master suite with a spa-like 5-piece ensuite. Close to amenities, scenic trails, and green spaces, this move-in-ready home is an exceptional opportunity!



2096 Graydon Hill Cres SW, Edmonton, AB

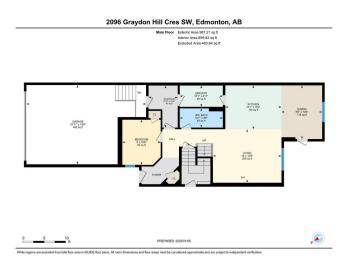
rior Area 1223.15 sq ft rior Area 1121.19 sq ft

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Built in 2022

### **Essential Information**

| MLS® #         | E4429113               |
|----------------|------------------------|
| Price          | \$729,900              |
| Bedrooms       | 7                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,210                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Туре           | Single Family          |
| Sub-Type       | Detached Single Family |
|                |                        |



| Style  | 2 Storey |
|--------|----------|
| Status | Active   |

## **Community Information**

| Address     | 2096 Graydon Hill Crescent |
|-------------|----------------------------|
| Area        | Edmonton                   |
| Subdivision | Graydon Hill               |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T6W 4K6                    |

## Amenities

| Amenities | See Remarks            |
|-----------|------------------------|
| Parking   | Double Garage Attached |

#### Interior

| Interior Features | ensuite bathroom                                     |  |  |  |
|-------------------|--|--|--|--|
| Appliances        | Dishwasher-Built-In, Hood Fan, Stove-Gas, Dryer-Two, |  |  |  |
|                   | Refrigerators-Two, Stoves-Two, Washers-Two           |  |  |  |
| Heating           | Forced Air-2, Natural Gas                            |  |  |  |
| Stories           | 2  |  |  |  |
| Has Suite         | Yes  |  |  |  |
| Has Basement      | Yes  |  |  |  |
| Basement          | Full, Finished                                       |  |  |  |
|                   |  |  |  |  |

# Exterior

| Exterior          | Wood, Vinyl                           |
|-------------------|---------------------------------------|
| Exterior Features | Golf Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                      |
| Construction      | Wood, Vinyl                           |
| Foundation        | Concrete Perimeter                    |

# **Additional Information**

| Date Listed    | April 4th, 2025 |
|----------------|-----------------|
| Days on Market | 29              |
| Zoning         | Zone 55         |

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