

## \$860,000 - 1407 Graydon Hill Way, Edmonton

MLS® #E4464802

**\$860,000**

5 Bedroom, 4.00 Bathroom, 2,752 sqft

Single Family on 0.00 Acres

Graydon Hill, Edmonton, AB

Welcome to Graydon Hill, a serene southwest community surrounded by nature yet minutes from city conveniences. This beautifully maintained home offers over 2,700 sq. ft. plus a fully finished basement with a side entrance. Enjoy natural light throughout w/ soaring windows & a vaulted living room. Gorgeous kitchen features a walk through pantry, upgraded appliances (incl. gas stove), Air Condition & reverse osmosis. Open concept kitchen, dining, living room + MAIN FLOOR BATH & DEN/BDRM. Upstairs find huge primary walk-in & 5pc ensuite. 2 more well-sized bedrooms, 4pc bathroom, laundry & spacious bonus room. Basement offers 2 additional bedrooms, living area & wet bar. Features engineered hardwood, quartz throughout, central vac rough-in, 8' doors, 9' ceilings, new windows, BACK GATE for ADDTL PARKING & new landscaping. Walking trail across the street leading to a naturalized storm pond + large park down the block. Easy access to Henday, Calgary Trail, Currents of Windermere, South Common & more!

Built in 2018

### Essential Information

MLS® # E4464802

Price \$860,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,752                  |
| Acres          | 0.00                   |
| Year Built     | 2018                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1407 Graydon Hill Way |
| Area        | Edmonton              |
| Subdivision | Graydon Hill          |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 3C9               |

### Amenities

|           |                                                                                                                                                         |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Hot Water Instant, Vaulted Ceiling, Wet Bar, See Remarks, Vacuum System-Roughed-In, HRV System |
| Parking   | Double Garage Attached                                                                                                                                  |

### Interior

|                   |                                                                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                                 |
| Fireplaces        | Mantel                                                                                                                                                                              |
| Stories           | 3                                                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                                 |
| Basement          | Full, Finished                                                                                                                                                                      |

### Exterior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                |
| Exterior Features | Airport Nearby, Back Lane, Fenced, Golf Nearby, Landscaped, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                  |
| Construction      | Wood, Stone, Vinyl                                                                                |
| Foundation        | Concrete Perimeter                                                                                |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 4th, 2025 |
| Days on Market | 2                  |
| Zoning         | Zone 55            |
| HOA Fees       | 150                |
| HOA Fees Freq. | Annually           |

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Listing information last updated on November 6th, 2025 at 7:02pm MST