

## \$839,900 - 1394 Graydon Hill Way, Edmonton

MLS® #E4445942

**\$839,900**

4 Bedroom, 3.50 Bathroom, 2,753 sqft

Single Family on 0.00 Acres

Graydon Hill, Edmonton, AB

Discover refined luxury in the picturesque Graydon Hill neighborhood. This exceptional WALKOUT home offers nearly 4000 sqft of exquisitely finished living space. Step into elegance w/hardwood flooring, 9ft ceilings, & abundant natural light through expansive windows capturing stunning west-facing green views. The chef-inspired kitchen features quartz waterfall counters, sleek quartz backsplash, a convenient toe-kick vacuum, & roughed-in for a 2nd oven. Upstairs boasts a vaulted bonus room, spacious laundry, & 3 inviting bedrooms, incl. a luxurious primary suite w/a lavish 6-pc ensuite. Entertain effortlessly in the beautifully finished basement w/a stylish wet bar, cozy electric fireplace, 4th bedroom, full bath, & storage. Extras incl. central vac, A/C, updated lighting fixtures, tandem garage ideal for storage or a 3rd vehicle, & an expansive concrete patio in the large backyard. Graydon Hill offers boutique charm, scenic trails, wetlands, parks, & vibrant community spaces. Don't miss out!

Built in 2018

### Essential Information

MLS® # E4445942

Price \$839,900

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,753
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1394 Graydon Hill Way
Area	Edmonton
Subdivision	Graydon Hill
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3C9

### Amenities

Amenities	Ceiling 9 ft., Deck, Patio, Walkout Basement, See Remarks
Parking	Triple Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Environmental Reserve, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Private Setting, Schools,

	Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Slab

### **Additional Information**

Date Listed	July 3rd, 2025
Days on Market	8
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 July 10th, 2025 at 11:47pm MDT