

## \$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 | 3              |
| Zoning         | Zone 55        |
| HOA Fees       | 150            |
| HOA Fees Freq. | Annually       |

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Listing information last updated on July 6th, 2025 at 11:32am MDT