

## **\$549,900 - 2047 Graydon Hill Crescent, Edmonton**

MLS® #E4440858

**\$549,900**

3 Bedroom, 2.50 Bathroom, 1,338 sqft

Single Family on 0.00 Acres

Graydon Hill, Edmonton, AB

Absolutely stunning 2-storey in Graydon Hill! This designer-inspired home is loaded with upgrades: wide plank white oak hardwood, quartz countertops, full-height cabinets with crown moulding, custom lighting, blinds, and striking tilework. The open-concept main floor impresses with a spacious island kitchen, gas range, subway tile, and a custom beverage bar with butchers block. The living and dining areas blend seamlessly, anchored by a feature wall with electric fireplace and custom mantle. Upstairs, the primary retreat offers dual closets and a 4-piece ensuite, plus two additional spacious bedrooms. The ultimate entertainerâ€™s backyard features a pergola with heater and unique industrial lights, hot tub, firepit area with flagstone, putting green, two-tier deck, and low-maintenance landscaping. Detached double garage with vaulted ceiling, built-in storage, gas heater, and full fridge. You will be WOWED! \*\*Hot tub and select extras may be included at or near list price, at sellerâ€™s discretion



Built in 2019

### **Essential Information**

MLS® # E4440858

Price \$549,900

Bedrooms 3

|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,338                  |
| Acres          | 0.00                   |
| Year Built     | 2019                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 2047 Graydon Hill Crescent |
| Area        | Edmonton                   |
| Subdivision | Graydon Hill               |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T6W 4C5                    |

### Amenities

|           |  |
|-----------|--|
| Amenities | Deck, Detectors Smoke, Fire Pit, Front Porch, Gazebo, Hot Tub, No Animal Home, No Smoking Home, Patio, See Remarks, HRV System, Natural Gas BBQ Hookup |
| Parking   | Double Garage Detached   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Freezer, Garage Control, Hood Fan, Stove-Gas, Washer, Water Softener, Wine/Beverage Cooler, See Remarks, Refrigerators-Two, TV Wall Mount, Curtains and Blinds, Garage Heater, Hot Tub |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Insert   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl                                      |
| Exterior Features | Airport Nearby, Back Lane, Maintenance Landscape |
| Roof              | Asphalt Shingles                                 |
| Construction      | Wood, Vinyl                                      |
| Foundation        | Concrete Perimeter                               |



**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 12             |
| Zoning         | Zone 55        |

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Listing information last updated on June 18th, 2025 at 5:32am MDT