

\$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!

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
Type	Single Family
Sub-Type	Detached Single Family



2096 Graydon Hill Cres SW, Edmonton, AB

1st Floor Exterior Area 1223.15 sq ft
Interior Area 1121.19 sq ft
Excluded Area 170.94 sq ft



0 5 10
C M FT

PREPARED: 2025/01/06

While regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

2096 Graydon Hill Cres SW, Edmonton, AB

Main Floor Exterior Area 987.21 sq ft
Interior Area 959.82 sq ft
Excluded Area 483.04 sq ft



0 5 10
C M FT

PREPARED: 2025/01/06

While regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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 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 4
Zoning Zone 55

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 April 8th, 2025 at 11:17am MDT