

**\$729,900**

Graydon Hill, Edmonton, AB

A large, modern two-story house with a stone and wood exterior, a large garage, and a snow-covered roof, set against a dramatic sunset sky. The house features a prominent stone fireplace on the left side of the garage and a large window above the garage door. The roof is covered in snow, and the sky is a mix of orange, pink, and blue. The house is surrounded by a snow-covered lawn and a sidewalk. In the foreground, there are two green trash bins and a black utility pole. The house is located in a residential neighborhood with other similar houses visible in the background.

<b>1st Floor</b>	Exterior Area 1223.15 sq ft
	Interior Area 1121.19 sq ft
	Excluded Area 170.94 sq ft



PREPARED: 2025/01/06

White 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.

## Essential Information

MLS® # E4429113

Price	\$729,900
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Bedrooms 7

Bathrooms	4.00
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Full Baths	4
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Square Footage 2,210

Acres 0.00

Year Built 2022

Type	Single Family
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Sub-Type Detached Single Family

<b>Main Floor</b>	Exterior Area 967.21 sq ft
	Interior Area 899.82 sq ft
	Excluded Area 483.64 sq ft



PREPARED: 2025/01/08

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 Suite	Yes
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	32
Zoning	Zone 55

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Listing information last updated on May 6th, 2025 at 12:17pm MDT