

## \$925,000 - 2130 Graydon Hill Crescent, Edmonton

MLS® #E4466220

**\$925,000**

4 Bedroom, 3.50 Bathroom, 2,590 sqft

Single Family on 0.00 Acres

Graydon Hill, Edmonton, AB

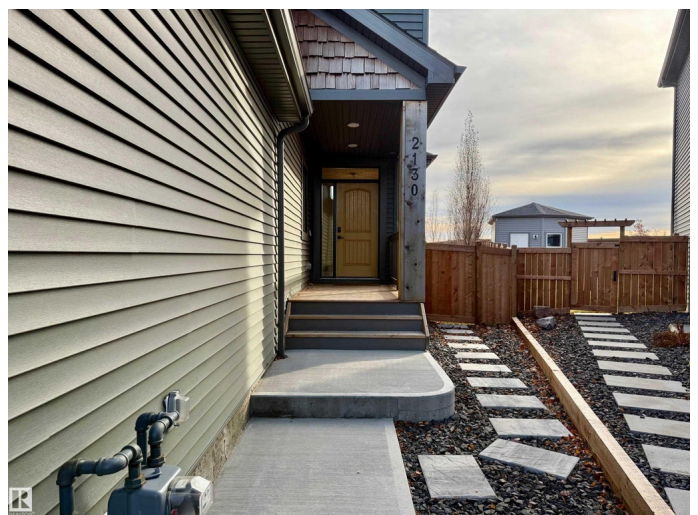
Welcome to this well-appointed 4-bed, 3.5-bath home, set on a large pie-shaped lot backing green space in South Edmonton, with over 3,500 sq ft of bright, comfortable living. Inside, you'll find 9-ft ceilings on all levels, quartz countertops, upgraded appliances, vinyl plank and tile flooring (carpet in basement), and a built-in 5-zone speaker system. The chef's kitchen offers ample counter space, a large butler pantry with ladder access, beverage fridge, wet bar, and a glass-enclosed wine wall. Upstairs, the spacious primary suite features a sitting area, wet bar, blackout coverings, steam shower, makeup desk, dual sinks with storage tower, and a private water closet. The finished basement includes a living area, gym space, bedroom, full bath, and large storage room. Outside offers a concrete sport court, two-tier patio, outdoor speakers, pergola, and backyard garage access. A heated oversized garage and extra-large driveway complete the home. Hunter Douglas coverings and drapery are included.

Built in 2021

### Essential Information

MLS® # E4466220

Price \$925,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,590                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 2130 Graydon Hill Crescent |
| Area        | Edmonton                   |
| Subdivision | Graydon Hill               |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T6W 4K6                    |

### Amenities

|           |                                                                                                                                                                                                                   |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Bar, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Dog Run-Fenced In, Exercise Room, Front Porch, No Smoking Home, Parking-Extra, Vacuum System-Roughed-In |
| Parking   | Double Garage Attached, Front/Rear Drive Access, Heated                                                                                                                                                           |

### Interior

|                   |                                                                                                                                                                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                                            |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garburator, Humidifier-Power(Furnace), Oven-Microwave, Refrigerator, Stove-Countertop Gas, Vacuum System Attachments, Washer, Water Conditioner, Water Distiller, Window Coverings, Oven Built-In-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                                                                                                                         |
| Fireplaces        | Glass Door                                                                                                                                                                                                                                                  |
| Stories           | 3                                                                                                                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                                                                                                                         |

Basement                      Full, Finished

**Exterior**

Exterior                      Wood, Brick, Vinyl

Exterior Features      Airport Nearby, Backs Onto Park/Trees, Commercial, Corner Lot, Environmental Reserve, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation

Roof                          Asphalt Shingles

Construction              Wood, Brick, Vinyl

Foundation                Concrete Perimeter

**Additional Information**

Date Listed                November 19th, 2025

Days on Market        1

Zoning                      Zone 55

HOA Fees                  150

HOA Fees Freq.        Annually

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Listing information last updated on November 20th, 2025 at 7:47pm MST