



## Edmonton Alberta

\$758,800

Welcome to Graydon Hill, a quiet southwest community nestled behind an Environmental Reserve w/ easy access to all amenities! This well-maintained home boasts over 2,700 sf plus a FULLY FINISHED BASEMENT w/ SIDE ENTRANCE. Enjoy natural light throughout w/ soaring windows & a vaulted living room. Gorgeous kitchen features a walk through pantry, upgraded appliances (incl gas stove) & reverse osmosis. Open concept kitchen, dining, living room + MAIN FLR BATH & DEN/BDRM. Upstairs find huge primary w/ walk-in & 5pc ensuite. 2 more well-sized bdrms, 4pc bthrm, laundry & spacious bonus rm. Basement offers 2 addtl bdrms, living area & wet bar. Great MULTI-GENERATIONAL home! Features incl engineered hardwood, quartz throughout, central vac rough-in, 8' doors, 9' ceilings, new windows, BACK GATE for ADDTL PARKING & new landscaping. Walking trail across the street leading to a naturalized storm pond + lrg park down the block. Easy access to Henday, Calgary Trail, Currents of Windermere, South Common & more! (id:6769)

Family room 3.65 m X 5 m  
 Bedroom 4 4.16 m X 3.31 m  
 Bedroom 5 4.16 m X 3.4 m  
 Recreation room 4.15 m X 5.13 m  
 Living room 4.4 m X 5.53 m  
 Dining room 3.05 m X 3.25 m  
 Kitchen 5.04 m X 3.19 m

Den 3.63 m X 3.48 m  
 Mud room Measurements not available  
 Primary Bedroom 4.11 m X 5.76 m  
 Bedroom 2 3.51 m X 4.18 m  
 Bedroom 3 3.04 m X 3.56 m  
 Bonus Room 4.68 m X 4.51 m

Listing Presented By:



Originally Listed by:  
 RE/MAX Elite

<http://www.alangee.com/>



Royal

LePage

#4002 - 2271 Harvey Ave ,  
 Kelowna, BC,

Phone: (250) 860-1100  
[lorneayers@royallepage.ca](mailto:lorneayers@royallepage.ca)

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.