



# 1005 GRAYDON HILL Boulevard 23 Edmonton AB

\$390,080

Welcome to your stunning home in Graydon Hill, where modern living meets comfort and convenience. This meticulously maintained 1538 sqft townhouse offers an abundance of space, featuring three spacious bedrooms and a bright, thoughtfully designed floor plan that maximizes functionality. Upon entry, you're greeted by a welcoming foyer with ample storage and direct access to a double car garage. The main living area boasts an open-concept design, seamlessly blending into a stylish kitchen complete with stainless steel appliances and quartz countertops. Large windows fill the space with natural light, creating a warm and inviting atmosphere. Upstairs, the primary bedroom is your personal retreat, complete with an ensuite for added privacy and relaxation. Two additional bedrooms provide flexible space for family, guests, or a home office. Nestled in a vibrant, friendly community with quick access to a driving range, multi use walking trail, Anthony Henday, YEG airport, public transit and shopping.

Listing Presented By:



Originally Listed by:  
Lux Real Estate Inc

[gillenrealty@gmail.com](mailto:gillenrealty@gmail.com)  
<http://www.ryangillen.com>



**RE/MAX Real Estate**

129 Mountain Ash Drive,  
Wetaskiwin, AB,

Phone: 780-361-9215  
[rsplant@telus.net](mailto:rsplant@telus.net)