



## Edmonton Alberta

\$788,800

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 above grade plus a FULLY FINISHED BASEMENT w/ SIDE ENTRANCE. Enjoy natural light throughout w/ soaring windows & a vaulted living rm. Gorgeous kitchen features 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 spa-like ensuite. 2 more well-sized bdrms, 4pc bthrm, laundry & spacious bonus rm. Basement offers 2 addtl bdrms, living area & wet bar. Features incl engineered hardwood, quartz throughout, central vac rough-in, built-in shelving, 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/>

**RE/MAX**

**RE/MAX River City**

13120 St. Albert Trail NW,  
 Edmonton, AB, T5L 4P6

Phone: 780-457-3777

Fax:

[simon@simonchong.com](mailto:simon@simonchong.com)

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