

\$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 box. The overall scene is a high-quality real estate photograph.

1st Floor	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

Acreage: 0.00

Year Built 2022

Type Single Family

Sub-Type Detached Single Family

Main Floor	Exterior Area 987.21 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 IGLUDE 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	27
Zoning	Zone 55

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Listing information last updated on May 1st, 2025 at 3:02am MDT