

# \$729,900 - 2096 Graydon Hill Crescent, Edmonton

MLS® #E4429113

**\$729,900**

7 Bedroom, 4.00 Bathroom, 2,210 sqft  
Single Family on 0.00 Acres

Graydon Hill, Edmonton, AB

Discover luxury living in Graydon Hill with this stunning 7-BEDROOM home, featuring high-end finishes, an OPEN TO ABOVE design, and a bright kitchen with a SPICE KITCHEN. The MAIN FLOOR includes a BEDROOM and FULL BATH, while upgraded triple-pane windows enhance comfort. The BASEMENT offers a LEGAL 2-BEDROOM SUITE with a private entrance, perfect for rental income or extended family. Enjoy quartz countertops, included appliances, and a master suite with a spa-like 5-piece ensuite. Close to amenities, scenic trails, and green spaces, this move-in-ready home is an exceptional opportunity!

Built in 2022

## Essential Information

MLS® #	E4429113
Price	\$729,900
Bedrooms	7
Bathrooms	4.00
Full Baths	4
Square Footage	2,210
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family



2096 Graydon Hill Cres SW, Edmonton, AB

1st Floor Exterior Area 1223.15 sq ft  
Interior Area 1121.19 sq ft  
Excluded Area 170.94 sq ft



0 5 10  
ft

PREPARED: 2025/01/06

While regions are excluded from total floor area in iGUESS floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

2096 Graydon Hill Cres SW, Edmonton, AB

Main Floor Exterior Area 987.21 sq ft  
Interior Area 959.82 sq ft  
Excluded Area 483.64 sq ft



0 5 10  
ft

PREPARED: 2025/01/06

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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	30
Zoning	Zone 55

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