

# \$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



PREPARED: 2025/01/06

While 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.

2096 Graydon Hill Cres SW, Edmonton, AB

Main Floor Exterior Area 987.21 sq ft  
Interior Area 959.82 sq ft  
Excluded Area 483.04 sq 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 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 8  
Zoning Zone 55

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Listing information last updated on April 12th, 2025 at 7:32pm MDT