

# \$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 483.04 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.

|        |          |
|--------|----------|
| 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 | 15              |
| Zoning         | Zone 55         |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they

provide (MLS® , Multiple Listing Service®)  
Listing information last updated on April 19th, 2025 at 8:02am MDT