

\$709,999 - 2096 Graydon Hill Crescent, Edmonton

MLS® #E4443758

\$709,999

7 Bedroom, 4.00 Bathroom, 2,210 sqft

Single Family on 0.00 Acres

Graydon Hill, Edmonton, AB

Stunning 7-Bedroom Home with Legal Suite
“Graydon Hill Beautifully upgraded and move-in ready, this spacious 7-bedroom home in sought-after Graydon Hill is perfect for large families or investors. The main floor features a full bedroom and bath, open-to-above living room with premium finishes, and a chef’s kitchen complete with quartz countertops, high-end appliances, a walk-in pantry, and a spice kitchen. Upstairs you’ll find a luxurious primary suite with a spa-like 5-piece ensuite and walk-in closet, along with additional generously sized bedrooms and bathrooms. The fully finished LEGAL 2-bedroom basement suite has a private side entrance and is currently operating as an Airbnb. Suite access will be available starting July 6, 2025. Additional highlights include triple-pane windows for energy efficiency, and an ideal location near trails, parks, schools, and major amenities. Don’t miss this rare opportunity in Graydon Hill!

Built in 2022

Essential Information

MLS® #	E4443758
Price	\$709,999
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
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, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-2, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed June 21st, 2025

Days on Market 3

Zoning Zone 55

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