

# **\$487,000 - 1708 Graydon Hill Link Link, Edmonton**

MLS® #E4447479

**\$487,000**

3 Bedroom, 2.50 Bathroom, 1,356 sqft

Single Family on 0.00 Acres

Graydon Hill, Edmonton, AB

Welcome to this beautifully upgraded 2-storey gem in sought-after Graydon Hill! Tucked away on a quiet, family-friendly street, this thoughtfully designed home blends style and functionality at every turn. Step inside to soaring floor-to-ceiling windows, engineered hardwood floors, and a stunning exposed beam that adds warmth and charm. The chef-inspired kitchen features a large eat at island, eat in dining nook extended cabinetry, added built-ins for extra storage, and sleek stainless steel appliances. A stylish powder room completes the main floor. Upstairs offers 3 spacious bedrooms, including a serene primary suite with 3-pc ensuite and large walk-in closet, plus another full bath and convenient upstairs laundry. The unfinished basement is ready for your visionâ€™roughed in for a bath and room to grow. Enjoy central A/C, smart switches, a heated & insulated garage, and a fully fenced, landscaped backyard. Move-in ready and loaded with extrasâ€™this home is the full package!

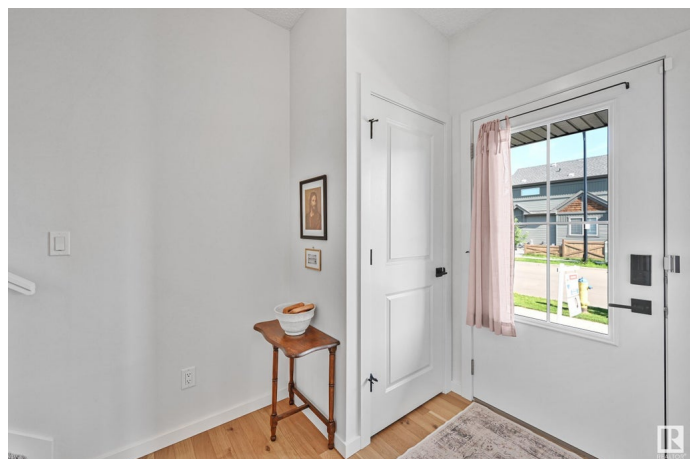
Built in 2020

## **Essential Information**

MLS® # E4447479

Price \$487,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,356
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1708 Graydon Hill Link Link
Area	Edmonton
Subdivision	Graydon Hill
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4C6

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, Front Porch, See Remarks
Parking	Double Garage Detached, Heated, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer - Energy Star, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Fruit Trees/Shrubs, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 12th, 2025
Days on Market	1
Zoning	Zone 55
HOA Fees	150
HOA Fees Freq.	Annually

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Listing information last updated on July 13th, 2025 at 1:47pm MDT