

\$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 vision—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 extras—this home is the full package!

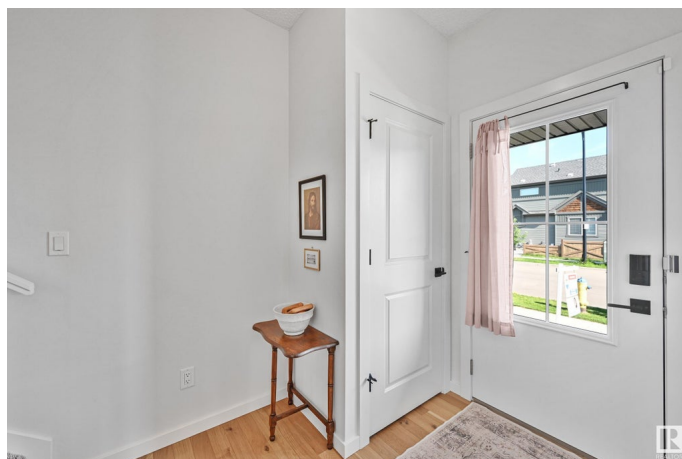
Built in 2020

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

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 July 13th, 2025 at 3:02am MDT