

\$519,900 - 1647 Graydon Hill Link Link, Edmonton

MLS® #E4454440

\$519,900

3 Bedroom, 2.50 Bathroom, 1,368 sqft

Single Family on 0.00 Acres

Graydon Hill, Edmonton, AB

GRAYDON HILL! Perfect location, situated on a quiet drive and directly across from Dr. George Clarke Pond. Overloaded with convenience, this 3 BED + 3 BATH home is immaculate & provides incredible value in both location & design. Once a Landmark showhome, this house is immaculate, turn-key and loaded with all the upgrades. NET ZERO HOME! Ample solar panels + heat pump = super low monthly utilities. Walk through the front door to towering ceilings, vinyl plank floors, expansive open concept living room + dream kitchen w/ centre island, ample countspace & tons of cabinetry. Upstairs features 3 large beds + 2 full baths. Primary suite is a quiet oasis with full bath + walk-in closet. With over 1,360 SqFt of living space, this house is perfect for the new or growing family. Sizeable backyard & double detached garage are a dream. Front porch overlooks expert landscaping & the beautiful park just across the road. A perfectly situated home close to all amenities. Experience south Edmonton living at its finest.

Built in 2017

Essential Information

MLS® # E4454440

Price \$519,900



| | |
|----------------|------------------------|
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,368 |
| Acres | 0.00 |
| Year Built | 2017 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------------|
| Address | 1647 Graydon Hill Link Link |
| Area | Edmonton |
| Subdivision | Graydon Hill |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 4C3 |

Amenities

| | |
|-----------|--|
| Amenities | Ceiling 9 ft., Closet Organizers, Detectors Smoke, Front Porch, No Animal Home, No Smoking Home, Parking-Extra, Smart/Program. Thermostat, Vinyl Windows, See Remarks, Solar Equipment |
| Parking | Double Garage Detached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings, Curtains and Blinds |
| Heating | Forced Air-1, Heat Pump, Electric, Solar |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

| | |
|-------------------|---|
| Exterior Features | Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View Lake, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-------------------|
| Date Listed | August 23rd, 2025 |
| Days on Market | 1 |
| Zoning | Zone 55 |
| HOA Fees | 150 |
| HOA Fees Freq. | Annually |

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Listing information last updated on August 24th, 2025 at 4:17am MDT