

# \$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 13

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 July 4th, 2025 at 1:32am MDT