

## \$699,900 - 1031 Graham Court, Edmonton

MLS® #E4439548

**\$699,900**

6 Bedroom, 3.00 Bathroom, 1,402 sqft

Single Family on 0.00 Acres

Glastonbury, Edmonton, AB

Welcome to this beautifully updated WALK OUT BUNGALOW that perfectly blends comfort, style & functionality; backing onto a serene park for added privacy & picturesque views. With brand-new flooring, this 6-bedroom home offers versatile living spaces, including a bright flex room perfect for a home office, guest room or bedroom. The kitchen features sleek granite countertops, stainless steel appliances & ample cabinetry, flowing seamlessly into the dining area. Step out onto the south-facing, zero maintenance composite deck & enjoy peaceful mornings or evening gatherings overlooking the park. The fully finished, spacious, WALK OUT BASEMENT offers in-floor heating for year-round comfort & plenty of natural light from the south facing windows. The home has been thoughtfully upgraded with an updated roof & oversized double HEATED garage with a 240V plug in the garage, ready for your electric vehicle or hobbies.



Built in 2001

### Essential Information

MLS® #	E4439548
Price	\$699,900
Bedrooms	6
Bathrooms	3.00

Full Baths	3
Square Footage	1,402
Acres	0.00
Year Built	2001
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	1031 Graham Court
Area	Edmonton
Subdivision	Glastonbury
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 6L4

### **Amenities**

Amenities	Deck, No Smoking Home
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 30th, 2025  
Days on Market                7  
Zoning                              Zone 58  
HOA Fees                         120  
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 June 6th, 2025 at 1:17am MDT