

\$449,999 - 521 Paterson Way, Edmonton

MLS® #E4429826

\$449,999

4 Bedroom, 2.50 Bathroom, 1,332 sqft

Single Family on 0.00 Acres

Paisley, Edmonton, AB

This stylish home in the vibrant community of Paisley checks all the boxes for modern living. Step into an open-concept main floor with gorgeous vinyl plank flooring, upgraded appliances, and sleek QUARTZ countertops that elevate both form and function. The living room offers a cozy retreat with an elegant electric FIREPLACE, while SMART LIGHT SWITCHES throughout the home add a tech savvy touch fully compatible with devices like Alexa for ultimate convenience. Upstairs, you'll find three spacious bedrooms and an OVERSIZED LAUNDRY ROOM with built-in shelving, perfect for keeping life organized. The backyard is low-maintenance and built for entertaining, featuring a MASSIVE DECK that's ready for weekend gatherings or quiet evenings under the stars. A fully insulated and drywalled double car garage rounds out the package, offering extra comfort and storage. Enjoy nearby walking trails, a tranquil pond, top-rated schools, and quick access to shops, restaurants, and the airport—all just minutes away!!

Built in 2020

Essential Information

MLS® # E4429826

Price \$449,999



| | |
|----------------|---------------|
| Bedrooms | 4 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,332 |
| Acres | 0.00 |
| Year Built | 2020 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 521 Paterson Way |
| Area | Edmonton |
| Subdivision | Paisley |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 4E2 |

Amenities

| | |
|-----------|--|
| Amenities | Off Street Parking, Ceiling 9 ft., Deck, Front Porch, HRV System |
| Parking | Double Garage Detached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount |
| Heating | Forced Air-2, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Mantel |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Back Lane, Landscaped, Playground Nearby, Schools, Shopping Nearby |

| | |
|--------------|------------------|
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Slab |

School Information

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|------------|------------------------|
| Elementary | Garth Worthington K-9 |
| Middle | Garth Worthington K-9 |
| High | Dr. Anne Anderson10-12 |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 9th, 2025 |
| Days on Market | 23 |
| Zoning | Zone 55 |

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Listing information last updated on May 2nd, 2025 at 9:02am MDT