

## \$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**

|            |                        |
|------------|------------------------|
| 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 6:02pm MDT