

## \$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

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 May 2nd, 2025 at 2:17pm MDT