

Courtesy Of Christina A Reid Of Century 21 Leading

## \$525,519 - 505 Paterson Way, Edmonton

MLS® #E4450655

**\$525,519**

3 Bedroom, 2.50 Bathroom, 1,721 sqft

Single Family on 0.00 Acres

Paisley, Edmonton, AB

**\*FREE 20X20 GARAGE FOR A LIMITED TIME\*** This stylish and functional brand new build home is 1746 sq ft and is located on CORNER LOT with a SOUTH FACING BACKYARD. Corner lots offer additional side windows throughout the home and beautiful architectural details on the exterior. You are welcomed with 9 ft main floor ceilings, a spacious entryway, and TWO living spaces (one featuring a fireplace) on the main floor. We've also included a side entrance, great for potential future legal suite. The upgraded kitchen features 3CM quartz, a french door fridge with internal water and ice, dishwasher, built in microwave, electric range and a chimney hood fan. We've replaced the stubwall with modern spindle railing to further create a spacious feel. Upstairs you'll find 3 large bedrooms and 2 bathrooms. The primary ensuite was upgraded to include an acrylic glass shower. Paisley features a dog park, an agility training course and an abundance of walking trails. Please note: Photographs are of show home.

Built in 2025

### Essential Information

MLS® # E4450655

Price \$525,519



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,721                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 505 Paterson Way |
| Area        | Edmonton         |
| Subdivision | Paisley          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6W 4E2          |

### Amenities

|           |                                                                                                  |
|-----------|--------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Smart/Program. Thermostat, HRV System |
| Parking   | Double Garage Detached                                                                           |

### Interior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                  |
| Appliances        | Dishwasher-Built-In, Oven-Microwave, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                                         |
| Fireplace         | Yes                                                               |
| Fireplaces        | Insert                                                            |
| Stories           | 2                                                                 |
| Has Basement      | Yes                                                               |
| Basement          | Full, Unfinished                                                  |

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                  |
| Exterior Features | Airport Nearby, Back Lane, Corner Lot, Partially Landscaped, |

Playground Nearby, Public Transportation, Schools, Shopping Nearby

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### School Information

|            |                   |
|------------|-------------------|
| Elementary | STEINHAUER K-6    |
| Middle     | D.S. MACKENZIE    |
| High       | DR. ANNE ANDERSON |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 2               |
| Zoning         | Zone 55         |

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Listing information last updated on August 2nd, 2025 at 8:17pm MDT