

## \$789,000 - 1299 Podersky Wynd, Edmonton

MLS® #E4420795

**\$789,000**

5 Bedroom, 4.00 Bathroom, 2,274 sqft

Single Family on 0.00 Acres

Paisley, Edmonton, AB

Welcome to modern living in the vibrant community of Paisley. This newly built 2,273 SF home is thoughtfully designed to offer a seamless blend of style, comfort, and practicality. With 3 generously sized bedrooms and 3 full bathrooms, it's the perfect space for families looking to grow and create lasting memories. On the main floor, you'll find a versatile den, ideal for a home office or quiet study space. The sleek, contemporary kitchen is complemented by a separate spice kitchen, providing ample space for meal prep and culinary creativity. The open-to-above living room fills the home with natural light, adding a sense of grandeur perfect for both everyday living and entertaining. Upstairs, a spacious bonus room offers flexibility, while the double attached garage adds convenience. The legal two-bedroom basement suite is a fantastic opportunity for rental income or as a mortgage helper. Enjoy the privacy of a backyard with no rear neighbors, offering peace and tranquility right at home.

Built in 2024

### Essential Information

MLS® # E4420795

Price \$789,000

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,274                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 1299 Podersky Wynd |
| Area        | Edmonton           |
| Subdivision | Paisley            |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 5E4            |

### Amenities

|           |   |
|-----------|---|
| Amenities | Ceiling 9 ft., Closet Organizers, Hot Water Natural Gas, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom                           |
| Appliances        | Garage Control, Garage Opener, See Remarks |
| Heating           | Forced Air-2, Natural Gas                  |
| Stories           | 3  |
| Has Suite         | Yes  |
| Has Basement      | Yes  |
| Basement          | Full, Finished                             |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl                                       |
| Exterior Features | Public Transportation, Shopping Nearby, Partially Fenced |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl                                       |
| Foundation        | Concrete Perimeter                                       |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | February 7th, 2025 |
| Days on Market | 160                |
| Zoning         | Zone 55            |

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