

Courtesy Of Christina A Reid Of Century 21 Leading

## \$672,598 - 305 Paterson Link, Edmonton

MLS® #E4454197

**\$672,598**

4 Bedroom, 3.50 Bathroom, 1,901 sqft

Single Family on 0.00 Acres

Paisley, Edmonton, AB

**\*ONE BEDROOM LEGAL SUITE INCLUDED\***  
8x12 PTW DECK, FRONT and BACK  
LANDSCAPING INCLUDED FOR A LIMITED  
TIME ONLY\* The CYPRESS home design  
offers 1901 sq. ft. (and 553 sq. ft. in suite) of  
stylish and functional living in the desirable SW  
community of Paisley. On the main floor, we  
welcome you with 9ft ceilings, a cozy fireplace  
in the living room and upgraded spindle railing  
to replace the stubwall on the staircase. Both  
kitchens will feature stainless steel appliances,  
including gas ranges. Enjoy ceramic tile and  
3CM quartz throughout. The second level  
primary ensuite includes dual vanities and an  
upgraded acrylic glass shower. The legal suite  
has 9ft foundation walls and 2 windows for  
extra natural light. Listing photos are of  
showhome.

Built in 2025

### Essential Information

MLS® #	E4454197
Price	\$672,598
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,901
Acres	0.00



Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	305 Paterson Link
Area	Edmonton
Subdivision	Paisley
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 5K8

### Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Smart/Program. Thermostat, HRV System, Natural Gas Stove Hookup, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Refrigerators-Two, Stoves-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	STEINHAUER
Middle	D.S. MACKENZIE
High	DR. ANNE ANDERSON

**Additional Information**

Date Listed	August 21st, 2025
Days on Market	2
Zoning	Zone 55

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Listing information last updated on August 23rd, 2025 at 7:32am MDT