

## \$435,000 - 525 Paterson Way, Edmonton

MLS® #E4460900

**\$435,000**

3 Bedroom, 2.50 Bathroom, 1,405 sqft

Single Family on 0.00 Acres

Paisley, Edmonton, AB

Welcome to this nearly New 3 bed, 2.5 bath half duplex located in the vibrant and family friendly community of Paisley in Southwest Edmonton. Inside, youâ€™ll find a bright and open layout with contemporary finishes, including updated modern lighting and hardware throughout. The spacious kitchen is a showstopper, featuring a massive island with plenty of seatingâ€”perfect for entertaining or casual weeknight dinners. Stainless steel appliances and gorgeous built in buffet style cabinetry. Upstairs, all three bedrooms are well-sized, with the primary suite offering a private ensuite. Upstairs laundry for maximum convenience. Outside, enjoy a fully landscaped and fenced backyard, complete with a large deckâ€”ideal for hosting or relaxing. The double detached rear garage provides plenty of room for vehicles, bikes, and extra storage. Dog lovers take note: this home is just steps from the community off-leash dog park!

Built in 2020

### Essential Information

MLS® #	E4460900
Price	\$435,000
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,405
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	525 Paterson Way
Area	Edmonton
Subdivision	Paisley
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4E2

### Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, No Smoking Home, Smart/Program. Thermostat, Secured Parking, See Remarks, HRV System
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher - Energy Star, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	October 4th, 2025
Days on Market	1
Zoning	Zone 55

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