

## \$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 | 11                |
| Zoning         | Zone 55           |

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Listing information last updated on October 15th, 2025 at 12:32am MDT