

\$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	5
Zoning	Zone 55

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 8th, 2025 at 10:02pm MDT