

Courtesy Of Christina A Reid Of Century 21 Leading

\$649,498 - 305 Paterson Link, Edmonton

MLS® #E4454197

\$649,498

4 Bedroom, 3.50 Bathroom, 1,901 sqft

Single Family on 0.00 Acres

Paisley, Edmonton, AB

ONE BEDROOM LEGAL SUITE INCLUDED

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	\$649,498
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., 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, Partially 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	34
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 September 24th, 2025 at 8:32am MDT