

## \$626,319 - 705 Payipwat Common, Edmonton

---

MLS® #E4440839

**\$626,319**

3 Bedroom, 2.50 Bathroom, 2,133 sqft

Single Family on 0.00 Acres

Paisley, Edmonton, AB

**\*SIDE ENTRANCE INCLUDED\* \*Deck and landscaping promotion\*** The Robson by Brookfield Residential is our 2,133 sq.ft. 3 bedroom located in Edmonton's award winning Paisley. Located on Payipwat Common, just steps from the off leash dog park, playground and green spaces. The Robson is our widely known design because of the estate-like curved staircase facing the living room and kitchen. The kitchen is equipped with our DESIGNER KITCHEN PACKAGE, including a chimney hoodfan, electric range, french door fridge with internal ice/water dispenser, built in microwave and dishwasher. Upstairs, all 3 bedrooms have walk in closets and both upper floor bathrooms include DUAL VANITIES, 3CM quartz and ceramic tile. We've included a window in the bonus room for extra light. The primary ensuite offers both a tub and a glass shower, and an enclosed watercloset. The garage is oversized with plenty of storage space. Pictures of showhome



Built in 2025

### Essential Information

MLS® #	E4440839
Price	\$626,319
Bedrooms	3

Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,133
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	705 Payipwat Common
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
Parking	Double Garage Attached, Tandem

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport 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	June 5th, 2025
Days on Market	74
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 August 18th, 2025 at 7:17pm MDT