

Courtesy Of Christina A Reid Of Century 21 Leading

\$509,119 - 264 Paterson Link, Edmonton

MLS® #E4464632

\$509,119

3 Bedroom, 2.50 Bathroom, 1,748 sqft

Single Family on 0.00 Acres

Paisley, Edmonton, AB

FREE 20X20 GARAGE FOR A LIMITED TIME The Bristol home design offers 1748 sq. ft. of stylish and functional living in the desirable SW community of Paisley. Offering an over sized SOUTHWEST facing backyard, you'll enjoy the sun all afternoon long. Save on bills with the included 8 Solar Panel Package!! On the main floor, we welcome you with 9ft ceilings, a cozy fireplace in the living room and upgraded spindle railing on the staircase. The kitchen has been thoughtfully designed to include a large walk in pantry, 3CM quartz, a chimney hoodfan, a double door fridge with internal ice/water, electric range, built in microwave and a dishwasher. Appliances can still be upgraded if you wish. The size of the dining room is perfect for those who love to host. The upper floor welcomes you with a spacious bonus room, laundry room and 3 large bedrooms. We've also included a beautiful glass shower in the primary ensuite. There is an enclosed SIDE ENTRY, perfect for future basement development. Photos are of a showhome

Built in 2025

Essential Information

MLS® # E4464632

Price \$509,119



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,748
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	264 Paterson Link
Area	Edmonton
Subdivision	Paisley
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 5V3

Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Smart/Program. Thermostat, HRV System, Natural Gas Stove Hookup, Solar Equipment
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, 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, Back Lane, 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	November 3rd, 2025
Days on Market	1
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 November 4th, 2025 at 11:02am MST