

Courtesy Of Christina A Reid Of Century 21 Leading

# \$464,658 - 742 Payipwat Common, Edmonton

MLS® #E4426263

**\$464,658**

3 Bedroom, 2.50 Bathroom, 1,408 sqft  
Single Family on 0.00 Acres

Paisley, Edmonton, AB

REAR LANDSCAPING AND DECK PROMOTION. The Eton is our 1408sqft, 3 bedroom home located in the beautiful SW community of Paisley. This nearly completed home under construction features a SIDE ENTRANCE. The open floor plan is the perfect space for a family, couple or individual! The great room located at the front of the home has massive windows, allowing lots of natural light. The plan allows for a private entertaining space with the kitchen and dining space located at the back of the home. The kitchen includes an OTR microwave, electric range, french door fridge with internal ice/water dispenser, and dishwasher. Upstairs, the floor plan features a spacious 3 bedroom layout that can be used for children/guest bedrooms or an office space. Upper bathrooms include quartz and ceramic tile. The primary bedroom window is unmatched in size and the ensuite offers an upgraded glass shower. Your laundry room with ceramic tiled floors is also equipped with a stacked washer/dryer. photos of similar home

Built in 2024

## Essential Information

MLS® # E4426263

Price \$464,658



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,408                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 742 Payipwat Common |
| Area        | Edmonton            |
| Subdivision | Paisley             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 5K7             |

### Amenities

|           |  |
|-----------|--|
| Amenities | On Street Parking, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Smart/Program. Thermostat, HRV System, Natural Gas Stove Hookup |
| Parking   | Parking Pad Cement/Paved   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Microwave 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 | Airport Nearby, Back Lane, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                   |
|------------|-------------------|
| Elementary | STEINHAUER K-6    |
| Middle     | D.S. MACKENZIE    |
| High       | DR. ANNE ANDERSON |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 18th, 2025 |
| Days on Market | 18               |
| Zoning         | Zone 55          |

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Listing information last updated on April 5th, 2025 at 1:17pm MDT