

Courtesy Of Christina A Reid Of Century 21 Leading

# \$520,877 - 511 Paterson Way, Edmonton

MLS® #E4450654

## \$520,877

3 Bedroom, 2.50 Bathroom, 1,665 sqft  
Single Family on 0.00 Acres

Paisley, Edmonton, AB

**\*FREE 20X20 GARAGE FOR A LIMITED TIME\*** The Belvedere is our most unique and popular home design, featuring a **BALCONY** from the primary bedroom and a **SOUTH FACING YARD**. We've also included a side entry and two windows in the basement, perfect for a future legal suite. The main floor features both 9ft and 10ft ceilings, and the living room welcomes you with a fireplace and lots of natural light through the oversized windows. The thoughtfully designed kitchen includes 3CM quartz, a stainless steel double door fridge with internal ice/water, electric range, chimney hoodfan, a built in microwave, and dishwasher. The upper level features 3 spacious bedrooms and the primary ensuite has been upgraded to include dual vanities, enclosed watercloset and a fully tiled shower with an acrylic base. Listing photos of showhome.

Built in 2025

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4450654  |
| Price      | \$520,877 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,665                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 511 Paterson Way |
| Area        | Edmonton         |
| Subdivision | Paisley          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6W 4E2          |

### Amenities

|           |                                                                                                                            |
|-----------|----------------------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Smart/Program. Thermostat, HRV System, Natural Gas Stove Hookup |
| 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, Partially 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    | July 31st, 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 August 5th, 2025 at 4:03pm MDT