

## \$449,900 - 2513 Price Way, Edmonton

MLS® #E4441552

**\$449,900**

3 Bedroom, 2.50 Bathroom, 1,410 sqft

Single Family on 0.00 Acres

Paisley, Edmonton, AB

**STYLISH & IMMACULATE HALF DUPLEX IN PAISLEY** Beautifully maintained and thoughtfully designed, this 1,410 sqft, 3 bed, 2.5 bath half duplex offers the ideal blend of comfort and functionality. The bright open layout features hardwood floors, neutral tones, and a welcoming living room with modern electric fireplace. The kitchen is finished with quartz countertops, ceiling-height cabinets, stainless steel appliances, and a large central island, perfect for everyday living or entertaining. The dining area opens directly to the deck for seamless indoor-outdoor flow. Upstairs, the spacious primary suite includes a walk-in closet and 3pc ensuite, plus two additional bedrooms, full bath, and convenient upstairs laundry. The unfinished basement offers potential to customize. Enjoy summer evenings on the large deck overlooking the fully fenced, landscaped yard. Insulated double detached garage with paved lane access. A great location near walking trails, parks, shopping and amenities. Welcome home!

Built in 2017

### Essential Information

MLS® # E4441552

Price \$449,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,410
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	2513 Price Way
Area	Edmonton
Subdivision	Paisley
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3W1

### Amenities

Amenities	Off Street Parking, Deck
Parking Spaces	2
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Corner Lot, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 10th, 2025
Days on Market	7
Zoning	Zone 55

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