

# \$672,598 - 305 Paterson Link, Edmonton

MLS® #E4454197

## \$672,598

4 Bedroom, 3.50 Bathroom, 1,901 sqft  
Single Family on 0.00 Acres

Paisley, Edmonton, AB

**\*ONE BEDROOM LEGAL SUITE INCLUDED\***  
8x12 PTW DECK, FRONT and BACK  
LANDSCAPING INCLUDED FOR A LIMITED  
TIME ONLY\* The CYPRESS home design  
offers 1901 sq. ft. (and 553 sq. ft. in suite) of  
stylish and functional living in the desirable SW  
community of Paisley. On the main floor, we  
welcome you with 9ft ceilings, a cozy fireplace  
in the living room and upgraded spindle railing  
to replace the stubwall on the staircase. Both  
kitchens will feature stainless steel appliances,  
including gas ranges. Enjoy ceramic tile and  
3CM quartz throughout. The second level  
primary ensuite includes dual vanities and an  
upgraded acrylic glass shower. The legal suite  
has 9ft foundation walls and 2 windows for  
extra natural light. Listing photos are of  
showhome.

Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4454197  |
| Price          | \$672,598 |
| Bedrooms       | 4         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,901     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2025                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 305 Paterson Link |
| 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, Natural Gas Stove Hookup, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached                                                                                                                                   |

### Interior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Interior Features | ensuite bathroom                              |
| Appliances        | Refrigerators-Two, Stoves-Two, Dishwasher-Two |
| Heating           | Forced Air-1, Natural Gas                     |
| Fireplace         | Yes                                           |
| Fireplaces        | Insert                                        |
| Stories           | 3                                             |
| Has Suite         | Yes                                           |
| Has Basement      | Yes                                           |
| Basement          | Full, Finished                                |

### Exterior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                 |
| Exterior Features | Airport Nearby, Golf 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    | August 21st, 2025 |
| Days on Market | 12                |
| Zoning         | Zone 55           |

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Listing information last updated on September 2nd, 2025 at 4:48pm MDT