

Courtesy Of Christina A Reid Of Century 21 Leading

# \$658,305 - 717 Payipwat Common, Edmonton

MLS® #E4428679

**\$658,305**

4 Bedroom, 3.50 Bathroom, 1,843 sqft  
Single Family on 0.00 Acres

Paisley, Edmonton, AB

**\*REAR LANDSCAPING AND DECK  
PROMOTION, LEGAL SUITE INCLUDED\***

Our Rundle design (under construction) offers 1843 sq. ft. on the main floor and 522 sq ft in the legal suite of stylish and functional living in the desirable SW community of Paisley. The main floor kitchen includes a stainless steel double door fridge with an internal ice/water dispenser, chimney hoodfan, cabinet risers to the ceiling, a built in wall microwave, a GAS range, and dishwasher. In the living room we've included an electric fireplace and we've replaced the stubwall on the staircase with spindle railing. The upper floor primary ensuite features dual vanities, a make up desk and a fully tiled shower with an acrylic base. The basement includes stainless steel appliances as well, including a gas range. Washer and dryer units sold separately. Listing photos are of showhome

Built in 2024

## Essential Information

MLS® #	E4428679
Price	\$658,305
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1



Square Footage	1,843
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	717 Payipwat Common
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, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Microwave Hood Fan, Refrigerators-Two, Stoves-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Landscaped, 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 April 2nd, 2025

Days on Market 10

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 April 12th, 2025 at 7:02am MDT