

## \$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 | 6               |
| Zoning         | Zone 55         |

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Listing information last updated on June 16th, 2025 at 12:02pm MDT