

## \$489,500 - 2604 Price Common, Edmonton

MLS® #E4453777

### \$489,500

3 Bedroom, 2.50 Bathroom, 1,435 sqft

Single Family on 0.00 Acres

Paisley, Edmonton, AB

Welcome to this beautiful 2-storey home in Paisley! Situated on a corner lot, this home offers 3 bedrooms and 3 bathrooms in a family friendly floor plan! The main floor features an open-concept design with a modern, bright, kitchen with quartz countertops and breakfast bar. The dining area and living room stay connected through a pass through window. A convenient half bath completes the main level. Upstairs offers a full bath, 3 spacious bedrooms, including a primary suite with a 3-piece ensuite. The partially finished basement includes a versatile flex space ideal for a second living room, gym, or playroom. The fenced backyard offers both a lawn and a concrete patio. Other features include central air conditioning and a double detached garage. Located only steps to a community playground and off leash dog park. All amenities, including golf courses, restaurants and grocery stores are only a short distance away.

Built in 2017

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4453777  |
| Price     | \$489,500 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,435                  |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2604 Price Common |
| Area        | Edmonton          |
| Subdivision | Paisley           |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6W 3P9           |

### Amenities

|           |                                                 |
|-----------|-------------------------------------------------|
| Amenities | Air Conditioner, Closet Organizers, Front Porch |
| Parking   | Double Garage Detached                          |

### Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                               |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                      |
| Stories           | 3                                                                                                              |
| Has Basement      | Yes                                                                                                            |
| Basement          | Full, Partially Finished                                                                                       |

### Exterior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                 |
| Exterior Features | Airport Nearby, Back Lane, Corner Lot, Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools |
| Roof              | Asphalt Shingles                                                                                   |
| Construction      | Wood, Stone, Vinyl                                                                                 |
| Foundation        | Concrete Perimeter                                                                                 |

**School Information**

|            |                   |
|------------|-------------------|
| Elementary | Steinhauer School |
| Middle     | J H Picard        |
| High       | Louis St Laurent  |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 19th, 2025 |
| Days on Market | 6                 |
| Zoning         | Zone 55           |

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Listing information last updated on August 24th, 2025 at 10:02pm MDT