

Courtesy Of Christina A Reid Of Century 21 Leading

## \$494,682 - 266 Paterson Link, Edmonton

MLS® #E4455729

**\$494,682**

3 Bedroom, 2.50 Bathroom, 1,665 sqft

Single Family on 0.00 Acres

Paisley, Edmonton, AB

**\*FREE 20X20 GARAGE FOR A LIMITED TIME PROMOTION\* \*\*SOLAR PANEL PACKAGE INCLUDED\*\***The Belvedere home design offers 1665 sq. ft. of stylish and functional living in the desirable SW community of Paisley. Offering a oversized SOUTH WEST facing backyard, you'll enjoy the sun all afternoon/evening long. On the main floor, we welcome you with 10ft ceilings in the living room. As you step up into the large dining room you will be wowed by the estate-style curved staircase with spindle railing. The rear kitchen has been thoughtfully designed to include a large island, 3CM quartz, a chimney hoodfan, a double door fridge with internal ice/water, electric range, built in microwave and a dishwasher. Appliances can still be upgraded if you wish. The upper floor welcomes you with a full size laundry room, 2 secondary bedrooms and an oversized primary bedroom with a balcony. Enjoy the spacious primary ensuite and walk in closet. There is a enclosed SIDE ENTRY, perfect for future basement development.

Built in 2025

### Essential Information

MLS® # E4455729

Price \$494,682



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,665                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 266 Paterson Link |
| Area        | Edmonton          |
| Subdivision | Paisley           |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6W 5V3           |

### Amenities

|           |                                                                                                                                                     |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 10 ft., Detectors Smoke, Patio, Smart/Program. Thermostat, HRV System, Natural Gas Stove Hookup, Solar Equipment |
| Parking   | Double Garage Detached                                                                                                                              |

### Interior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                  |
| Appliances        | Dishwasher-Built-In, Oven-Microwave, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                                         |
| Stories           | 2                                                                 |
| Has Basement      | Yes                                                               |
| Basement          | Full, Unfinished                                                  |

### Exterior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                      |
| Exterior Features | Back Lane, Golf Nearby, Partially 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    | September 2nd, 2025 |
| Days on Market | 44                  |
| 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 October 16th, 2025 at 3:17am MDT