

## \$444,800 - 2108 Price Landing, Edmonton

MLS® #E4437435

**\$444,800**

3 Bedroom, 2.50 Bathroom, 1,742 sqft

Single Family on 0.00 Acres

Paisley, Edmonton, AB

Welcome to Paisley! This spacious & beautifully maintained half duplex offers over 1,740 sqft above grade + an unfinished basement w/ over 705 sqft of additional space ready for your personal touch. Located in a highly sought-after neighbourhood, this home is perfect for growing families. Just steps from schools, playgrounds, walking trails, shopping & other amenities. The main floor features an open-concept layout complete w/ a 2-piece bath. The kitchen, dining & living areas flow seamlessly! An OVERSIZED KITCHEN ISLAND/ BREAKFAST NOOK & granite countertops elevates your food prep! Upstairs, youâ€™ll find 3 generously sized bedrooms, including a primary suite w/ a 4-piece ensuite + an additional 4-piece bathroom for the family. A dedicated laundry room adds everyday functionality & a BONUS ROOM provides flexibility to use as a family room, home office or or entertainment space. The basement offers endless possibilitiesâ€”currently providing ample storage. A home in a prime location with room to grow!



Built in 2017

### Essential Information

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Price \$444,800

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,742
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	2108 Price Landing
Area	Edmonton
Subdivision	Paisley
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3W1

### Amenities

Amenities	Deck
Parking Spaces	2
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Low Maintenance Landscape, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation,

	Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	A. Blair MacPherson
Middle	Abbott School
High	Academy at King Edward

### **Additional Information**

Date Listed	May 20th, 2025
Days on Market	20
Zoning	Zone 55

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