

## \$469,900 - 2604 Price Common, Edmonton

MLS® #E4464607

**\$469,900**

3 Bedroom, 2.50 Bathroom, 1,435 sqft

Single Family on 0.00 Acres

Paisley, Edmonton, AB

Corner Lot! Double Detached Garage! Air Conditioning! Bright and spacious 3 bedroom, 3 bathroom home with tons of natural light! The open-concept main floor features a spacious entry, living room, modern kitchen with quartz countertops and breakfast bar, and a half bath. Upstairs you'll find the primary suite with an ensuite plus two additional bedrooms and full bath. Bedrooms have custom closet organizers. The partially finished basement offers an entertainment room and has roughed-in plumbing for an extra bathroom and room for an additional bedroom. The double detached garage features an attic storage area. Conveniently located to playgrounds, dog parks, walking trails, shopping and schools. Paisley is a wonderful community, ready to welcome you!

Built in 2017

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4464607  |
| Price          | \$469,900 |
| 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 | Back Lane, Corner Lot, Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby, Vegetable Garden |
| 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 November 3rd, 2025

Days on Market 6

Zoning Zone 55



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