

## \$469,000 - 2604 Price Common, Edmonton

MLS® #E4458498

**\$469,000**

3 Bedroom, 2.50 Bathroom, 1,435 sqft

Single Family on 0.00 Acres

Paisley, Edmonton, AB

Corner Lot! Double Detached Garage! Landscaped! 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 a primary suite with an ensuite plus two additional bedrooms and full bath. Every bedroom has custom closet organizers. The partially finished basement offers another family room and has roughed-in plumbing for an extra bathroom, and room for an additional bedroom. 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® #         | E4458498  |
| Price          | \$469,000 |
| 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            September 19th, 2025

Days on Market      15

Zoning                Zone 55

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Listing information last updated on October 4th, 2025 at 2:17am MDT