

# \$619,900 - 731 Payipwat Common, Edmonton

MLS® #E4396224

**\$619,900**

4 Bedroom, 3.50 Bathroom, 1,717 sqft

Single Family on 0.00 Acres

Paisley, Edmonton, AB

Looking for a fantastic investment opportunity or ideal starter home in a vibrant community? Look no further! This stylish duplex with legal basement suite is situated in the desirable Paisley at Heritage Valley community, and boasts three bedrooms, three bathrooms, and a double attached garage. With over 1700 square feet of living space, including a spacious one bedroom legal suite with all appliances included, this home is perfect for first-time buyers, real estate investors, and multi-generational families. Enjoy the many amenities of this up-and-coming community, including an off-leash dog park, walking trails, playground, and future LRT line and hospital.

Built in 2024

## Essential Information

MLS® #	E4396224
Price	\$619,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,717
Acres	0.00
Year Built	2024
Type	Single Family



Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	731 Payipwat Common
Area	Edmonton
Subdivision	Paisley
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 5K8

### **Amenities**

Amenities	Closet Organizers, Hot Water Natural Gas, No Animal Home, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Stove-Electric, Stove-Gas, Dryer-Two, Refrigerators-Two, Microwave Hood Fan-Two
Heating	Forced Air-2, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, No Back Lane, Not Landscaped, Public Transportation, Shopping Nearby, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 6th, 2024
Days on Market	250
Zoning	Zone 55

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