

## \$515,410 - 730 Payipwat Common, Edmonton

MLS® #E4431119

**\$515,410**

3 Bedroom, 2.50 Bathroom, 1,680 sqft

Single Family on 0.00 Acres

Paisley, Edmonton, AB

Visit the Listing Brokerage (and/or listing REALTOR®) website to obtain additional information. This beautifully designed BROOKFIELD home on a corner-lot combines elegance, functionality, and future-ready features. With extra windows in the living room and stairwell, 10'™ ceilings, and a 50" electric fireplace, the main floor feels open and full of natural light. The designer kitchen includes a chimney hood fan, stainless steel appliances, and quartz countertops throughout, while a stunning estate-style curved staircase with spindle railing adds architectural charm. Upstairs, the spacious primary suite features a dual sink vanity, enclosed water closet, and upgraded shower with seat. The home is built for future flexibility with 8/9 ft basement ceilings, two basement windows, and an enclosed side entrance for future development. Complete with front landscaping, a 20x20 parking pad. PLEASE NOTE: Photos, Video and Virtual Tour are of a similar model and not fully representative of this home.

Built in 2025

### Essential Information

MLS® # E4431119

Price \$515,410



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,680                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 730 Payipwat Common |
| Area        | Edmonton            |
| Subdivision | Paisley             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 5K8             |

### Amenities

|           |  |
|-----------|--|
| Amenities | Ceiling 10 ft., No Animal Home, No Smoking Home, See Remarks |
| Parking   | Parking Pad Cement/Paved                                     |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric, See Remarks |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Insert   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Stone, Vinyl |
| Exterior Features | Landscaped         |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 14th, 2025 |
| Days on Market | 7                |
| Zoning         | Zone 55          |

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Listing information last updated on April 21st, 2025 at 1:47am MDT