

## \$449,000 - 2271 Price Lane, Edmonton

MLS® #E4445218

**\$449,000**

3 Bedroom, 2.50 Bathroom, 1,403 sqft

Single Family on 0.00 Acres

Paisley, Edmonton, AB

Welcome to this bright and spacious 1,403 sq/ft half duplex perfectly positioned across from a beautiful green space in a quiet, family-friendly community! Built in 2017, this clean, well-maintained 3 bed, 2.5 bath home is ideal for first-time buyers. With SE exposure and large windows throughout, natural light pours into every room, creating a warm and inviting feel. The open-concept main floor features a stylish and functional kitchen with plenty of counter space, storage, and a central island—perfect for cooking and entertaining. Upstairs you'll find 3 generously sized bedrooms, including a primary suite with walk-in closet and full ensuite. Enjoy peaceful views of the park and access to walking trails right outside your door. Private yard for BBQs, plus a double detached garage. Close to transit, shopping, and amenities—this home truly has it all! Do not hesitate on this home as it is truly wonderful and won't last long!

Built in 2017

### Essential Information

MLS® #	E4445218
Price	\$449,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,403
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	2271 Price Lane
Area	Edmonton
Subdivision	Paisley
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3P9

### Amenities

Amenities	On Street Parking, Ceiling 9 ft., Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home
Parking Spaces	2
Parking	Double Garage Detached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Backs Onto Park/Trees, Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Paved Lane, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 1st, 2025
Days on Market	16
Zoning	Zone 55

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