

## \$434,000 - 2271 Price Lane, Edmonton

MLS® #E4455392

**\$434,000**

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® #     | E4455392  |
| Price      | \$434,000 |
| 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    | August 29th, 2025 |
| Days on Market | 14                |
| Zoning         | Zone 55           |

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Listing information last updated on September 12th, 2025 at 4:02am MDT