

Courtesy Of Christina A Reid Of Century 21 Leading

## \$588,532 - 703 Payipwat Common, Edmonton

MLS® #E4442679

**\$588,532**

3 Bedroom, 2.50 Bathroom, 1,907 sqft

Single Family on 0.00 Acres

Paisley, Edmonton, AB

**\*Deck and Landscaping Promotion\*** The CYPRESS on a CORNER LOT offers 1908 sq. ft. of stylish and functional living in the desirable SW community of Paisley. We've added additional side windows throughout so you can enjoy lots of natural light. The main floor features with 3CM quartz, luxury vinyl plank flooring and 9 ft ceilings. The SIDE ENTRANCE is enclosed, perfect for future development. The upgraded kitchen includes a stainless steel double door fridge with an internal ice/water dispenser, chimney hoodfan, cabinet risers to the ceiling, a built in wall microwave, electric range and dishwasher. If you wish to have a gas range, we can still upgrade this option. The second level features your spacious bonus and a full size laundry room. Enjoy ceramic tile and 3CM quartz in the bathrooms. The primary ensuite also includes a FULLY TILED SHOWER. Listing photos are of showhome.

Built in 2025

### Essential Information

MLS® #	E4442679
Price	\$588,532
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,907
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	703 Payipwat Common
Area	Edmonton
Subdivision	Paisley
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 5K8

### Amenities

Amenities	Carbon Monoxide Detectors, Deck, Detectors Smoke, Smart/Program. Thermostat, HRV System
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	STEINHAUER K-6
Middle	D.S. MACKENZIE
High	DR. ANNE ANDERSON

**Additional Information**

Date Listed	June 16th, 2025
Days on Market	22
Zoning	Zone 55

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Listing information last updated on July 8th, 2025 at 8:32pm MDT