

Courtesy Of Christina A Reid Of Century 21 Leading

## \$626,319 - 705 Payipwat Common, Edmonton

MLS® #E4440839

**\$626,319**

3 Bedroom, 2.50 Bathroom, 2,133 sqft

Single Family on 0.00 Acres

Paisley, Edmonton, AB

**\*SIDE ENTRANCE INCLUDED\* \*Deck and landscaping promotion\*** The Robson by Brookfield Residential is our 2,133 sq.ft. 3 bedroom located in Edmonton's award winning Paisley. Located on Payipwat Common, just steps from the off leash dog park, playground and green spaces. The Robson is our widely known design because of the estate-like curved staircase facing the living room and kitchen. The kitchen is equipped with our DESIGNER KITCHEN PACKAGE, including a chimney hoodfan, electric range, french door fridge with internal ice/water dispenser, built in microwave and dishwasher. Upstairs, all 3 bedrooms have walk in closets and both upper floor bathrooms include DUAL VANITIES, 3CM quartz and ceramic tile. We've included a window in the bonus room for extra light. The primary ensuite offers both a tub and a glass shower, and an enclosed watercloset. The garage is oversized with plenty of storage space. Pictures of showhome

Built in 2025

### Essential Information

MLS® # E4440839

Price \$626,319

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,133                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 705 Payipwat Common |
| Area        | Edmonton            |
| Subdivision | Paisley             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 5K8             |

### Amenities

|           |                                                                                                        |
|-----------|--------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Smart/Program. Thermostat, HRV System |
| Parking   | Double Garage Attached, Tandem                                                                         |

### Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| 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, Landscaped, Playground Nearby, Public Transportation, |

|              |                          |
|--------------|--------------------------|
|              | Schools, Shopping Nearby |
| Roof         | Asphalt Shingles         |
| Construction | Wood, Vinyl              |
| Foundation   | Concrete Perimeter       |

### **School Information**

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

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 12             |
| Zoning         | Zone 55        |

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Listing information last updated on June 17th, 2025 at 12:32am MDT