

## \$449,900 - 3816 Powell Wynd, Edmonton

MLS® #E4451782

**\$449,900**

3 Bedroom, 2.50 Bathroom, 1,775 sqft

Single Family on 0.00 Acres

Paisley, Edmonton, AB

Discover this Sizeable Single Attached Garage Duplex (1775 sqft) in the vibrant community of Paisley featuring Fresh Paint and Brand New Vinyl Plank Flooring on the upper floor. With 3 spacious bedrooms, 2.5 baths and an upstairs bonus room, this home offers a modern and functional layout with high-quality finishes throughout. The open-concept main floor features a bright living room with an electric fireplace and a modern kitchen with granite counters and a corner pantry. Upstairs, the primary bedroom boasts large walk-in closet & a 4 pc ensuite with double vanity and the convenient upper floor laundry adds ease to daily living. Two additional bedrooms, a functional bonus room and main bathroom complete the upper level. Partly finished basement comes with framing fully complete. The attached single garage provides ample parking and storage. Ideally located close to parks, schools, and shopping, this property is perfect for families looking for style, comfort, and convenience.

Built in 2014

### Essential Information

MLS® # E4451782

Price \$449,900

Bedrooms 3



|                |               |
|----------------|---------------|
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,775         |
| Acres          | 0.00          |
| Year Built     | 2014          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 3816 Powell Wynd |
| Area        | Edmonton         |
| Subdivision | Paisley          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6W 1A3          |

### Amenities

|                |                                                        |
|----------------|--------------------------------------------------------|
| Amenities      | Deck, Detectors Smoke, No Animal Home, No Smoking Home |
| Parking Spaces | 2                                                      |
| Parking        | Single Garage Attached                                 |

### Interior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                              |
| Stories           | 2                                                                                                                      |
| Has Basement      | Yes                                                                                                                    |
| Basement          | Full, Partially Finished                                                                                               |

### Exterior

|                   |                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                |
| Exterior Features | Airport Nearby, Commercial, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

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

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 23               |
| Zoning         | Zone 55          |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 30th, 2025 at 6:32am MDT