

## \$780,000 - 3306 Parker Loop, Edmonton

MLS® #E4447282

**\$780,000**

4 Bedroom, 3.50 Bathroom, 2,109 sqft

Single Family on 0.00 Acres

Paisley, Edmonton, AB

Welcome to your absolutely stunning home in the SW community of Paisley. This home is BUILT for entertaining and is fully upgraded, finished, and landscaped. Your new home features 4 beds, 3.5 baths, a spectacular kitchen, 2 gas fireplaces, a fully finished WALK-OUT basement w/ bedroom & bathroom, and a massive south-facing deck with unobstructed pond views and no rear neighbours. Upgrades include A/C, central vac, water softener, heated floors in the primary & basement bathrooms, built-in closet organizers & pantry shelves, extended kitchen & laundry room cabinets, black stainless steel fingerprint-resistant appliances, induction cooktop, touch-activated kitchen faucet, basement wet bar w/ second fridge, composite floors underneath the deck, dual gas & hose hookups outside, low maintenance front & back yard, security system, keyless entry, & more! This home has something for everyone and is surrounded by amenities & schools, and is located just off of the Henday for easy access throughout the city!

Built in 2020

### Essential Information

MLS® # E4447282

Price \$780,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,109                  |
| Acres          | 0.00                   |
| Year Built     | 2020                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 3306 Parker Loop |
| Area        | Edmonton         |
| Subdivision | Paisley          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6W 4C2          |

### Amenities

|                |                                                                                                                                                                                 |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Bar, Closet Organizers, Deck, Detectors Smoke, Patio, Secured Parking, Walkout Basement, Wet Bar, Vacuum System-Roughed-In, HRV System, Natural Gas BBQ Hookup |
| Parking Spaces | 4                                                                                                                                                                               |
| Parking        | Double Garage Attached                                                                                                                                                          |
| Is Waterfront  | Yes                                                                                                                                                                             |

### Interior

|                   |                                                                                                                                                                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                                                          |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Vacuum System Attachments, Vacuum Systems, Washer, Water Softener, Refrigerators-Two, Stove-Countertop Inductn, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                                                                                                                                       |
| Fireplaces        | Stone Facing                                                                                                                                                                                                                                                              |

|              |                |
|--------------|----------------|
| Stories      | 3              |
| Has Basement | Yes            |
| Basement     | Full, Finished |

## Exterior

|                   |                                                                                                                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                                                                                                       |
| Exterior Features | Airport Nearby, Backs Onto Lake, Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Stream/Pond, Waterfront Property |
| Roof              | Asphalt Shingles                                                                                                                                                                                                         |
| Construction      | Wood, Stone, Vinyl                                                                                                                                                                                                       |
| Foundation        | Concrete Perimeter                                                                                                                                                                                                       |

## School Information

|            |                          |
|------------|--------------------------|
| Elementary | Garth Worthington School |
| Middle     | Donald R. Getty          |
| High       | Father Michael McCaffery |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 22              |
| Zoning         | Zone 55         |

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Listing information last updated on August 2nd, 2025 at 10:17am MDT