



23 Paget Crescent

Stratford

\$1,224,500

6 bed • 5 bath • 4,599 sq ft • 0.76 acre • Detached back-split • Built 2017

23 Paget Crescent, Stratford PE: a 2017-built detached back-split on 0.76 acres with 4,599 finished sq ft, six bedrooms, five bathrooms, an ICF foundation, a heated triple garage and two legal basement suites. Listed at \$1,224,500 by Royal LePage Prince Edward Realty.

Property facts

Price	\$1,224,500
Property type	Detached back-split
Year built	2017
Bedrooms	6
Bathrooms	5

Finished area	4,599 sq ft
Above grade	3,065 sq ft
Lower level	1,534 sq ft
Lot size	0.76 acre
Zoning	Residential
Parking	Attached triple garage, 22' x 37', heated and wired; paved driveway
Secondary suite	Two legal basement suites, as recorded on the listing (MLS 202606961). Confirm current permitted use with the Town of Stratford.

What stays with the house

Included	Fridge, Stove, Dishwasher, Washer, Dryer
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Room by room

MAIN FLOOR

Living room	20'x20'
Dining room	15'x10'
Kitchen	15'x13'
Den / office	14'x14'
Primary bedroom	19'x16'
Ensuite bath	15'x10'
Walk-in closet	10'x16'
Bedroom	15'x13'
Bedroom	12'x15'
Bedroom	13'x14'
Bath	12'x6'
Bath	5'x9'
Foyer	18'x7'

Laundry	11'x9'
LOWER LEVEL — SUITE 1	
Living / bedroom	15'x21'
Kitchen	16'x10'
Bath	8'x8'
LOWER LEVEL — SUITE 2	
Living / bedroom	14'x23'
Kitchen	10'x15'
Bath	8'x8'

Construction and mechanical systems

Every line below carries the record it came from, so it can be checked.

Foundation	Insulated concrete form (ICF) Source: Paragon listing record, MLS 202606961
Heating	Hydronic hot-water radiant and electric radiant heat, ductless heat pumps, wood stove. Fuels: electricity, propane, wood. Source: Paragon listing record, MLS 202606961
Domestic hot water	Air-to-water all-in-one heat pump, rated COP 3.8 in the supplied product documentation Source: Product documentation supplied by the seller
Ventilation	HRV (heat recovery ventilator) / air exchanger Source: Paragon listing record, MLS 202606961
Exterior	Vinyl siding, asphalt shingle roof Source: Paragon listing record, MLS 202606961
Basement	Full, fully developed Source: Paragon listing record, MLS 202606961
Flooring	Hardwood and ceramic Source: Paragon listing record, MLS 202606961
Services	Municipal water and sewer; cable, electricity, high-speed internet and telephone; year-round public road Source: Paragon listing record, MLS 202606961

About this property

At 23 Paget Crescent the strongest features are built in rather than added on. The 2017 detached back-split runs to 4,599 finished square feet — 3,065 above grade and 1,534 on the lower level — on a landscaped, level 0.76-acre lot in Stratford.

Six bedrooms and five bathrooms across the levels, vaulted ceilings on the main floor, hardwood and ceramic underfoot, and an attached triple garage measuring 22 by 37 feet, heated and wired. The listing brokerage records several rooms as having views over the water.

The main floor holds the principal rooms and four of the six bedrooms: a 20 by 20 living room, a 15 by 13 kitchen, a separate dining room, a 14 by 14 den or office, and a primary bedroom of 19 by 16 with a 15 by 10 ensuite and a walk-in closet. The primary bedroom is on the main floor.

The lower level is finished as two legal basement suites. Each has its own kitchen, its own full bathroom and its own living/bedroom area — 15 by 21 and 14 by 23 respectively. The suites are recorded as legal on the listing; confirm the current permitted use with the Town of Stratford before relying on it.

The foundation is insulated concrete form. Heat comes from several sources — hydronic hot-water radiant, electric radiant, ductless heat pumps and a wood stove — running on electricity, propane and wood. Domestic hot water is supplied by an air-to-water all-in-one heat pump rated at a coefficient of performance of 3.8 in the supplied product documentation, and an HRV handles ventilation.

Worth being precise about: most of those systems need electricity to operate. Pumps, controls, heat pumps and electric radiant all draw power. The wood stove does not.

Municipal water and sewer, high-speed internet and a year-round public road complete the recorded services.

Stratford sits on the peninsula across the Hillsborough River from Charlottetown. Statistics Canada recorded a population of 10,927 in the 2021 Census, an increase of 12.5% from 9,711 in 2016.

The Town of Stratford's own profile lists two full-service grocery stores, multiple pharmacies, several medical and dental clinics, four major community parks and more than 30 neighbourhood parks. The travel times below are the town's figures for Stratford generally, not measurements from this address.

What sets this property apart

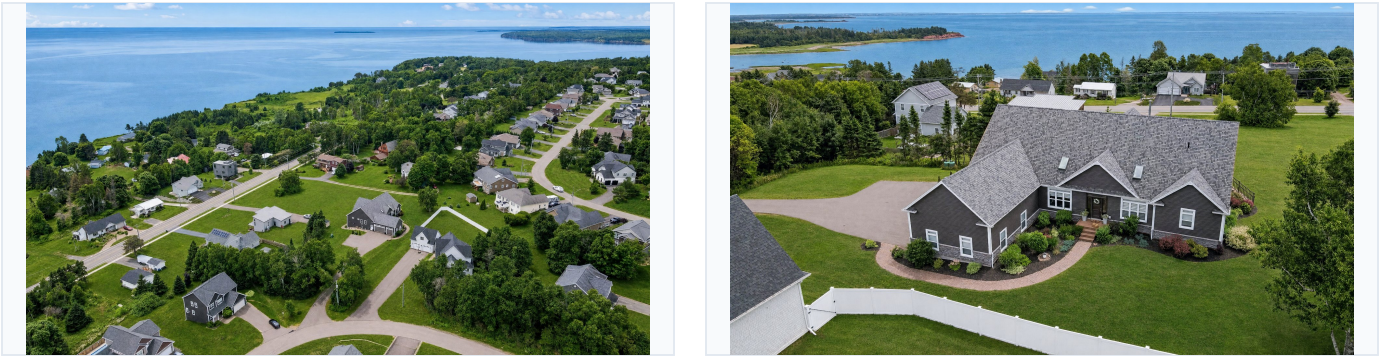
- Two legal basement suites, each with its own kitchen, full bath and living/bedroom area
- Insulated concrete form (ICF) foundation
- 4,599 sq ft finished — 3,065 above grade, 1,534 on the lower level
- Attached triple garage, 22' x 37', heated and wired
- Hydronic and electric radiant heat, ductless heat pumps and a wood stove

The neighbourhood

Downtown Charlottetown	approx. 5 min • drive
Queen Elizabeth Hospital	approx. 5 min • drive
Charlottetown Airport	under 10 min • drive
Confederation Bridge	approx. 60 km • drive
Wood Islands ferry	approx. 60 km • drive
School	Glen Stewart Primary — Grades K-3, Early French Immersion — 34 Glen Stewart Dr
School	Stratford Elementary — Grades 4-6, Early French Immersion — 50 Glen Stewart Dr
School	Grades 7-12 — Served by Public Schools Branch schools in Charlottetown

Listed by the PEI Public Schools Branch as serving Stratford as of 2026-07-28. School attendance areas and bus eligibility change — confirm the assignment for this civic address with the Public Schools Branch.

Photographs





Talk to the agent

Omid Talebi

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Book a call: <https://calendly.com/talebigroup/consult>

Full listing and every photo: <https://ai-media-agent.vercel.app/l/47676aded71f4d428ad6c16a7f5fe5ec>

Video tour: <https://youtu.be/Mic7j2ZIG4k>

Listing record:

<https://nsar.paragonrels.com/paragonrls/publink/view.mvc/?GUID=0bfa6d00-3bb5-4bb7-af31-733172c4847e&Report=Yes>

Royal LePage Prince Edward Realty. Information is as recorded by the listing brokerage. It is believed to be accurate but is not guaranteed, and buyers should verify anything they intend to rely on. Measurements and room dimensions are approximate. Six of the photos in this gallery are the seller's listing photos, digitally enhanced (lawn and greenery). Each is labelled. No structural element of the property has been altered.