

## \$349,900 - 26 4470 Prowse Road, Edmonton

MLS® #E4456810

**\$349,900**

2 Bedroom, 2.50 Bathroom, 1,259 sqft

Condo / Townhouse on 0.00 Acres

Paisley, Edmonton, AB

Upon entering this former show home you'll immediately be impressed by the cozy fireplace and stylish wall paper feature wall in the living room, which is open to the large kitchen, complete with stainless steel appliances and dining area. The whole area is flooded with bright natural light from all of the huge windows. There is also a half bath and access to the lower level with tons of storage and double garage. Upstairs is where you'll find the laundry area conveniently located between the 2 primary bedrooms each with their own ensuites. The larger of the two having a walk-in shower in the ensuite, a walk-in closet and access to the south facing balcony perfect for morning coffee or a glass of wine and a good book to unwind in the evening. The low maintenance front yard with artificial grass and concrete patio screams curb appeal. Pet friendly, low condo fees and close to everything, including the airport (15 mins), makes this an ideal location. Freshly painted and professionally cleaned!

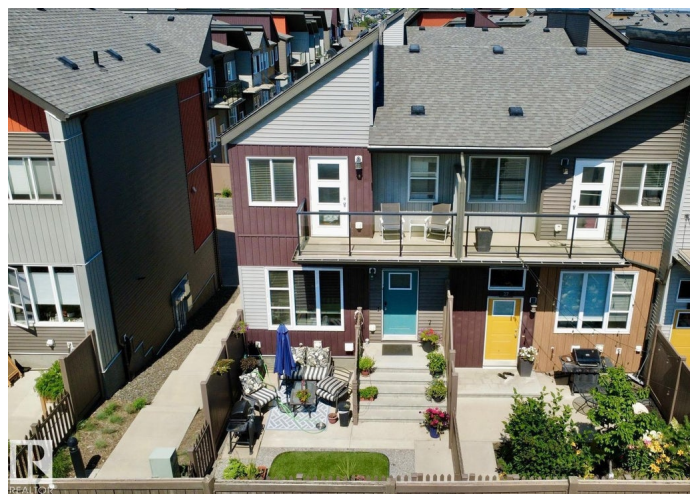
Built in 2016

### Essential Information

MLS® # E4456810

Price \$349,900

Bedrooms 2



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,259
Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	26 4470 Prowse Road
Area	Edmonton
Subdivision	Paisley
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3R5

### Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Hot Water Electric, No Smoking Home, Parking-Visitor, Storage-In-Suite, Vinyl Windows
Parking Spaces	2
Parking	Double Garage Attached, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Humidifier-Power(Furnace), Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	2
Has Basement	Yes
Basement	Partial, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	September 8th, 2025
Days on Market	1
Zoning	Zone 55
Condo Fee	\$225

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Listing information last updated on September 9th, 2025 at 2:02pm MDT