

## \$349,900 - 70 4470 Prowse Road, Edmonton

MLS® #E4456133

**\$349,900**

3 Bedroom, 2.50 Bathroom, 1,261 sqft

Condo / Townhouse on 0.00 Acres

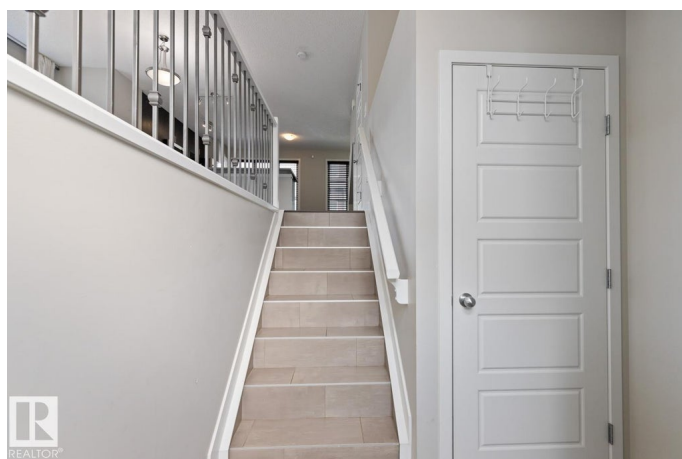
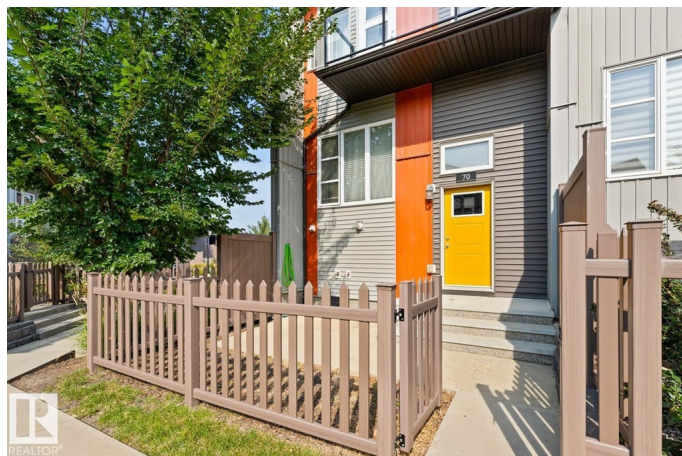
Paisley, Edmonton, AB

Welcome to this stylish 1,260 sq. ft. end-unit former show suite! Featuring 3 bedrooms and 2.5 baths, this home blends comfort and convenience. The primary suite offers a walk-in shower, walk-in closet, and private balcony—perfect for morning coffee. The second bedroom has a 4-piece ensuite and walk-in closet, while the third is ideal for guests, kids, or a home office. The open main floor includes a modern kitchen with quartz countertops, stainless steel appliances, and undermount sink, flowing into the dining area and living room with electric fireplace. Large windows fill the home with natural light, and a half bath adds function. Enjoy an attached double garage, basement storage, and a fenced low-maintenance yard with artificial grass and concrete patio. Close to schools, shopping, daycare, transit, trails, dog parks, and golf. Just 15 minutes to the airport. Pet-friendly with restrictions. Low condo fees.

Built in 2017

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4456133  |
| Price      | \$349,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 1,261             |
| Acres          | 0.00              |
| Year Built     | 2017              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 70 4470 Prowse Road |
| Area        | Edmonton            |
| Subdivision | Paisley             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 3R5             |

### Amenities

|           |                                                |
|-----------|------------------------------------------------|
| Amenities | Deck, Front Porch, Parking-Visitor, HRV System |
| Parking   | Double Garage Attached                         |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                              |
| Stories           | 2                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | Full, Unfinished                                                                                       |

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                            |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Recreation Use, Schools |
| Roof              | Asphalt Shingles                                                                       |
| Construction      | Wood, Vinyl                                                                            |
| Foundation        | Concrete Perimeter                                                                     |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 12                  |
| Zoning         | Zone 55             |
| Condo Fee      | \$225               |

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Listing information last updated on September 16th, 2025 at 3:02am MDT