

## \$369,900 - 32 4470 Prowse Road, Edmonton

MLS® #E4450793

**\$369,900**

3 Bedroom, 2.50 Bathroom, 1,252 sqft  
Condo / Townhouse on 0.00 Acres

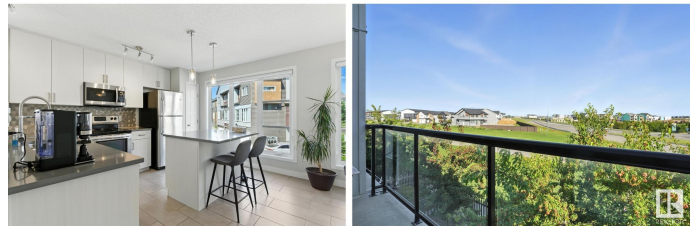
Paisley, Edmonton, AB

Welcome to this beautiful END UNIT townhouse with a DOUBLE ATTACHED GARAGE, located in the highly desirable and well-maintained Canvas Townhomes in the heart of Paisley. An incredibly unique floorplan with an abundance of natural light and windows. With 3 bedrooms and 2.5 bathrooms, this home features a bright, spacious layout that blends comfort with modern style. The main floor offers open-concept living with large windows, plenty of natural light, and one of the few units equipped with A/C in the complex. Upstairs, you'll find three generously sized bedrooms. The primary suite includes a walk-out balcony - adding a private, luxurious touch. Facing a greenspace and walking path, this home is perfectly situated. Enjoy living with walkable access to parks, a dog park, bus stop, shopping, and a quick commute to the Airport. A stylish, quiet, low-maintenance lifestyle awaits! One of the best situated units in the complex for windows, less neighbours, and access to the green space!

Built in 2018

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4450793  |
| Price    | \$369,900 |
| Bedrooms | 3         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,252             |
| Acres          | 0.00              |
| Year Built     | 2018              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 32 4470 Prowse Road |
| Area        | Edmonton            |
| Subdivision | Paisley             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 3R5             |

### Amenities

|           |                                  |
|-----------|----------------------------------|
| Amenities | Air Conditioner, Parking-Visitor |
| Parking   | Double Garage Attached           |

### Interior

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                       |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, 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 | Airport Nearby, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

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

### **School Information**

|        |                            |
|--------|----------------------------|
| Middle | Thomas Aquinas/Steinhauer  |
| High   | Thomas Aquinas/D.S. Macken |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 2                |
| Zoning         | Zone 55          |
| Condo Fee      | \$225            |

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Listing information last updated on August 3rd, 2025 at 12:02am MDT