

## \$342,500 - 26 4470 Prowse Road, Edmonton

MLS® #E4456810

**\$342,500**

2 Bedroom, 2.50 Bathroom, 1,249 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 \$342,500

Bedrooms 2



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,249             |
| 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 | 47                  |
| Zoning         | Zone 55             |
| Condo Fee      | \$225               |

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Listing information last updated on October 25th, 2025 at 5:32pm MDT