

## \$348,900 - 26 4470 Prowse Road, Edmonton

MLS® #E4450616

**\$348,900**

2 Bedroom, 2.50 Bathroom, 1,250 sqft  
Condo / Townhouse on 0.00 Acres

Paisley, Edmonton, AB

Stylish former show suite 1250 sqft home: offering 2 spacious primary bedrooms, each with its own ensuite. Master bedroom has walk in shower in ensuite, walk-in closet and private balcony - perfect for morning coffee or evening relaxation. Second bedroom has 4 piece ensuite and walk- in close. The open-concept main floor includes a large eat-in kitchen, dining area, living room with electric fireplace, and a convenient half bath. Enjoy stainless steel appliances, quartz countertops, undermount sink, large windows that flood the space with natural light, and upper-floor laundry. Attached double garage, a large basement storage room, and a fenced, low-maintenance yard with artificial grass and concrete patio complete the package. Located within walking distance to shopping, schools, daycare, transit, and scenic walking/bike trails. Nearby amenities include dog parks, playgrounds, and golf. Just 15 minutes to the airport. Pet allowed but restricted by size & number. Low condo fees.

Built in 2016

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4450616  |
| Price    | \$348,900 |
| Bedrooms | 2         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,250             |
| 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 | Detectors Smoke, Hot Water Electric, No Smoking Home |
| 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 |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                                                     |
| Fireplaces        | Mantel, Remote Control, Wall Mount                                                                                                                                                      |
| Stories           | 3                                                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                                                     |
| Basement          | Full, Finished                                                                                                                                                                          |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                   |
| Exterior Features | Airport Nearby, Fenced, Low Maintenance Landscape, Playground |

|              |                                                         |
|--------------|---------------------------------------------------------|
|              | Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                                        |
| Construction | Wood, Vinyl                                             |
| Foundation   | Concrete Perimeter                                      |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 3               |
| Zoning         | Zone 55         |
| Condo Fee      | \$225           |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 2nd, 2025 at 10:17pm MDT