

# \$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 2  
Zoning Zone 55  
Condo Fee \$225

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