

## \$415,000 - 4236 Prowse Way, Edmonton

MLS® #E4463910

**\$415,000**

3 Bedroom, 2.50 Bathroom, 1,397 sqft

Single Family on 0.00 Acres

Paisley, Edmonton, AB

Welcome to this freshly updated duplex in the heart of Paisley! Offering nearly 1400 sqft of thoughtfully designed living space, this home features a bright, open main floor with a spacious living room and a beautifully repainted interior. The kitchen stands out with its massive island, new lighting, and built-in cabinetry, while the dining area includes custom shelving perfect for storage and style. Upstairs are three generous bedrooms, including a large primary suite. The unfinished basement has an ideal layout for future development. Outside, enjoy a large patio and a double garage that fits modern living. Paisley is one of southwest Edmonton's most sought-after communities, surrounded by walking trails, parks, dog runs, and playgrounds, with quick access to the Henday, Ellerslie, and the shops of Windermere. A perfect blend of comfort, function, and community living—this home truly has it all

Built in 2015

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4463910  |
| Price      | \$415,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                |
|----------------|----------------|
| Half Baths     | 1              |
| Square Footage | 1,397          |
| Acres          | 0.00           |
| Year Built     | 2015           |
| Type           | Single Family  |
| Sub-Type       | Half Duplex    |
| Style          | 2 Storey Split |
| Status         | Active         |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 4236 Prowse Way |
| Area        | Edmonton        |
| Subdivision | Paisley         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6W 3A6         |

### Amenities

|           |                                                                                                                                                              |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Hot Water Natural Gas, Patio, Natural Gas BBQ Hookup |
| Parking   | Double Garage Detached                                                                                                                                       |

### Interior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                             |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, 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 |
| Roof              | Asphalt Shingles               |
| Construction      | Wood, Vinyl                    |
| Foundation        | Concrete Perimeter             |

**Additional Information**

Date Listed           October 29th, 2025  
Days on Market     6  
Zoning                Zone 55

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Listing information last updated on November 4th, 2025 at 4:48pm MST