

Courtesy Of Justin W Holubitsky Of RE/MAX Elite

## **\$349,900 - 70 4470 Prowse Road, Edmonton**

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MLS® #E4456133

### **\$349,900**

3 Bedroom, 2.50 Bathroom, 1,261 sqft  
Condo / Townhouse on 0.00 Acres

Paisley, Edmonton, AB

Welcome to this stylish 1,260 sq. ft. end-unit former show suite! Featuring 3 bedrooms and 2.5 baths, this home blends comfort and convenience. The primary suite offers a walk-in shower, walk-in closet, and private balcony—perfect for morning coffee. The second bedroom has a 4-piece ensuite and walk-in closet, while the third is ideal for guests, kids, or a home office. The open main floor includes a modern kitchen with quartz countertops, stainless steel appliances, and undermount sink, flowing into the dining area and living room with electric fireplace. Large windows fill the home with natural light, and a half bath adds function. Enjoy an attached double garage, basement storage, and a fenced low-maintenance yard with artificial grass and concrete patio. Close to schools, shopping, daycare, transit, trails, dog parks, and golf. Just 15 minutes to the airport. Pet-friendly with restrictions. Low condo fees.



Built in 2017

### **Essential Information**

MLS® #	E4456133
Price	\$349,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2

Half Baths	1
Square Footage	1,261
Acres	0.00
Year Built	2017
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	70 4470 Prowse Road
Area	Edmonton
Subdivision	Paisley
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3R5

### **Amenities**

Amenities	Deck, Front Porch, Parking-Visitor, HRV System
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, 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, Landscaped, Playground Nearby, Recreation Use, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	September 4th, 2025
Days on Market	19
Zoning	Zone 55
Condo Fee	\$225

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Listing information last updated on September 23rd, 2025 at 10:32am MDT