

Courtesy Of Matt J Walker Of Liv Real Estate

## \$269,999 - 47 4470 Prowse Road, Edmonton

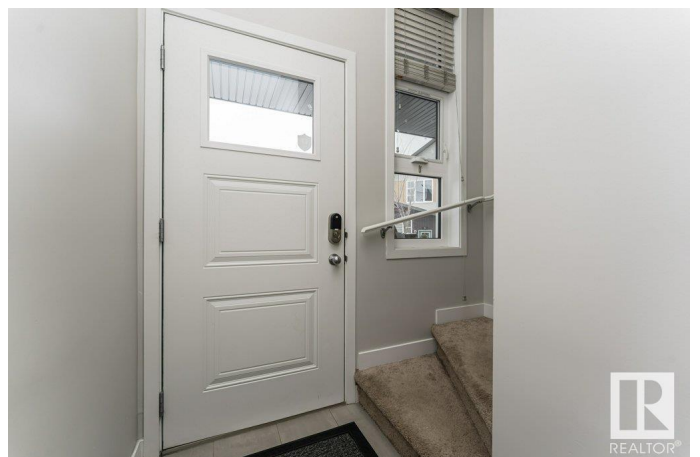
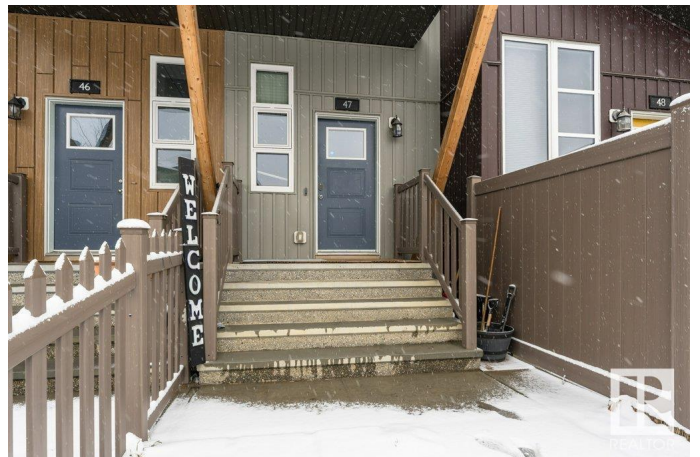
MLS® #E4428125

**\$269,999**

2 Bedroom, 1.00 Bathroom, 891 sqft  
Condo / Townhouse on 0.00 Acres

Paisley, Edmonton, AB

Welcome to the neighbourhood of Paisley in southwest Edmonton. This top floor townhouse is waiting for someone to call it home! Pull your vehicle into the single attached private garage and kick off your shoes in the cozy mud room. Head up the stairs and you will find the front entrance and foyer with access to the front patio with courtyard access. Once you reach the top floor you will be pleasantly surprised! The open concept main floor boasts vaulted ceilings with access to an outdoor balcony with amazing sunset views courtesy of your southwest exposure. This main floor features a beautiful kitchen with quartz countertops and island ideal for entertaining. The large living room features ample natural light, a breakfast nook, and a stacked laundry. As you progress down the hallway you will find a full bathroom, primary bedroom with walk in closet and second bedroom which can also be a home office if desired. Amazing location with plenty of schools, shopping, golf, a dog park, and access to the airport.



Built in 2018

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4428125  |
| Price  | \$269,999 |

|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 891               |
| Acres          | 0.00              |
| Year Built     | 2018              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 47 4470 Prowse Road |
| Area        | Edmonton            |
| Subdivision | Paisley             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 3R5             |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Deck, Detectors Smoke, Front Porch, Hot Water Natural Gas, No Smoking Home, Parking-Visitor, Smart/Program. Thermostat, Television Connection, Vaulted Ceiling, Vinyl Windows |
| Parking Spaces | 1   |
| Parking        | Single Garage Attached  |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 3   |
| Has Basement | Yes   |
| Basement     | None, No Basement   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Airport Nearby, Back Lane, Golf Nearby, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                          |
|------------|--------------------------|
| Elementary | Donald R. Getty          |
| Middle     | St. Thomas Aquinas       |
| High       | Father Michael McCaffery |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 28th, 2025 |
| Days on Market | 10               |
| Zoning         | Zone 55          |
| Condo Fee      | \$212            |

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 April 7th, 2025 at 2:32am MDT