

Courtesy Of Matt J Walker Of Liv Real Estate

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

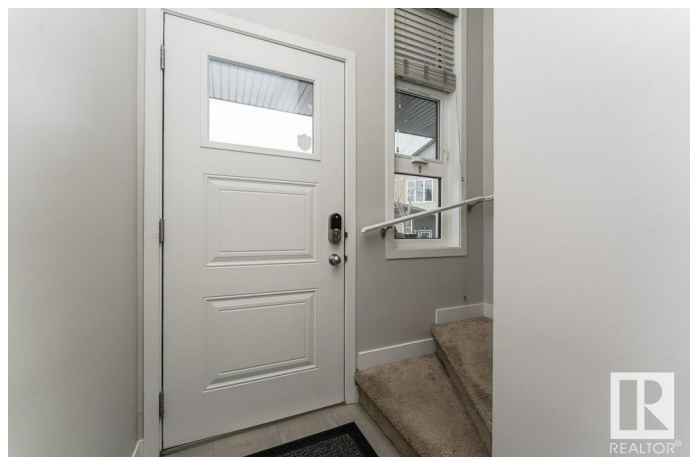
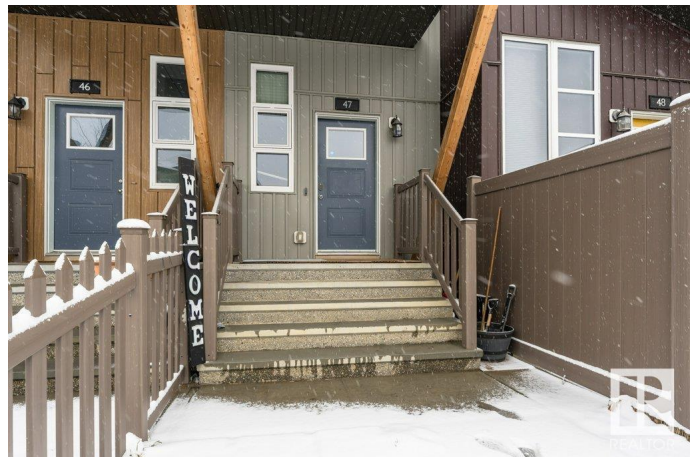
MLS® #E4428125

**\$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 6th, 2025 at 10:02pm MDT