

\$369,900 - 32 4470 Prowse Road, Edmonton

MLS® #E4450793

\$369,900

3 Bedroom, 2.50 Bathroom, 1,252 sqft

Condo / Townhouse on 0.00 Acres

Paisley, Edmonton, AB

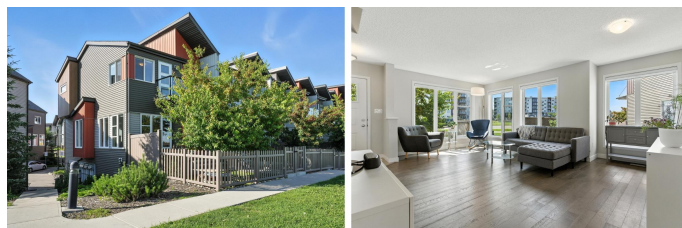
Welcome to this beautiful END UNIT townhouse with a DOUBLE ATTACHED GARAGE, located in the highly desirable and well-maintained Canvas Townhomes in the heart of Paisley. An incredibly unique floorplan with an abundance of natural light and windows. With 3 bedrooms and 2.5 bathrooms, this home features a bright, spacious layout that blends comfort with modern style. The main floor offers open-concept living with large windows, plenty of natural light, and one of the few units equipped with a Brand New A/C in the complex. Upstairs, you'll find three generously sized bedrooms. The primary suite includes a walk-out balcony - adding a private, luxurious touch. Facing a greenspace and walking path, this home is perfectly situated. Enjoy living with walkable access to parks, a dog park, bus stop, shopping, and a quick commute to the Airport. A stylish, quiet, low-maintenance lifestyle awaits! One of the best situated units in the complex for windows, less neighbours, and access to the green space!

Built in 2018

Essential Information

MLS® # E4450793

Price \$369,900



| | |
|----------------|-------------------|
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,252 |
| Acres | 0.00 |
| Year Built | 2018 |
| Type | Condo / Townhouse |
| Sub-Type | Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 32 4470 Prowse Road |
| Area | Edmonton |
| Subdivision | Paisley |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 3R5 |

Amenities

| | |
|-----------|----------------------------------|
| Amenities | Air Conditioner, Parking-Visitor |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, 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 | Airport Nearby, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, |

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

School Information

| | |
|--------|----------------------------|
| Middle | Thomas Aquinas/Steinhauer |
| High | Thomas Aquinas/D.S. Macken |

Additional Information

| | |
|----------------|------------------|
| Date Listed | August 1st, 2025 |
| Days on Market | 4 |
| Zoning | Zone 55 |
| Condo Fee | \$225 |

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Listing information last updated on August 5th, 2025 at 12:47pm MDT