

## \$446,800 - 4456 Prowse Rd., Edmonton

MLS® #E4430479

**\$446,800**

3 Bedroom, 2.50 Bathroom, 1,474 sqft

Single Family on 0.00 Acres

Paisley, Edmonton, AB

Welcome home to the fantastic SW community of Paisley! This extremely well maintained open concept home features 3 bedrooms & 2.5 baths. The main floor features a beautiful kitchen/living room with a large island, granite countertops, pantry & plenty of cupboard/storage space. The sliding door next to the dining area leads you to the large deck & backyard that's perfect for family BBQ's or just relaxing and soaking up some sun. Upstairs offers 3 large bedrooms, a Bonus Rm, Laundry, & a 4-pc bath! The primary bedrm has its own 4-piece ensuite with walk-in shower & a walk-in closet. The BONUS ROOM offers space for family time, home office, or personal relaxation. The BSMT is ready for future development & awaits your ideas for even more family living space. The neighbourhood of Paisley is in a fantastic location & is perfect for those seeking a mix of modern living, nature, and convenience while still having a quieter, more suburban vibe. Close to all amenities, shopping, the EIA, Golf course & more.

Built in 2016

### Essential Information

MLS® # E4430479

Price \$446,800



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,474
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	4456 Prowse Rd.
Area	Edmonton
Subdivision	Paisley
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3A5

### Amenities

Amenities	On Street Parking, Ceiling 10 ft., Closet Organizers, Deck, Detectors Smoke, No Smoking Home, Vinyl Windows
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Flat Site, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping

	Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 11th, 2025
Days on Market	17
Zoning	Zone 55



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 28th, 2025 at 1:17am MDT