

\$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

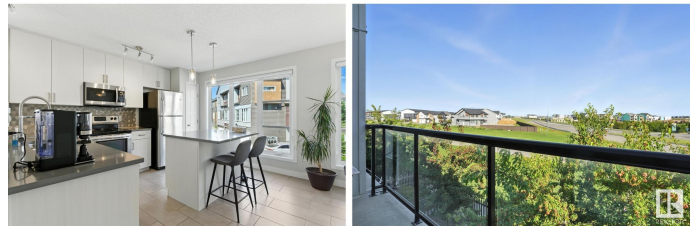
Paisley, Edmonton, AB

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/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	2
Zoning	Zone 55
Condo Fee	\$225

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 August 3rd, 2025 at 12:32pm MDT