

Courtesy Of Wendy Gallagher Of Exp Realty

## \$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

Roof Nearby  
Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

**Additional Information**

Date Listed April 11th, 2025  
Days on Market 24  
Zoning Zone 55



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