

## \$272,000 - 99 4470 Prowse Road, Edmonton

MLS® #E4449743

**\$272,000**

2 Bedroom, 1.00 Bathroom, 815 sqft

Condo / Townhouse on 0.00 Acres

Paisley, Edmonton, AB

Welcome to 99-4470 Prowse Road, a stunning like new end-unit condo in the heart of the Paisley neighborhood. Notable low condo fees and features 2-bedrooms and 1-bathroom with windows on three sides for lots of natural light, creating a bright and inviting atmosphere. Enjoy the ease of access on the main floor with few stairs to climb and only one flight down to the attached double tandem car garage which is great for storage as well! For added convenience, this is the first unit as you drive up, located directly across from visitor parking and the mailboxes. Need to make a quick stop? You can easily pull up and step right into your home without parking in the garage or walking a ways to the unit. The private, fenced front yard is cozy and enough for your pets, or a few plants. Paisley is known for its family- and pet-friendly design, with amenities like a dog park, playgrounds, shopping, schools, public transportation interconnected pathways and K-12 schools, making this location ideal for families.

Built in 2016

### Essential Information

MLS® # E4449743

Price \$272,000

Bedrooms 2



Bathrooms	1.00
Full Baths	1
Square Footage	815
Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	Single Level Apartment
Status	Active

### Community Information

Address	99 4470 Prowse Road
Area	Edmonton
Subdivision	Paisley
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3R5

### Amenities

Amenities	Off Street Parking
Parking	Double Garage Attached, Tandem

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Slab

### School Information

Elementary	Steinhauer / St. Thomas
Middle	D.S. MacKenzie
High	DR. Anne Anderson

### **Additional Information**

Date Listed	July 25th, 2025
Days on Market	3
Zoning	Zone 55
Condo Fee	\$212

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