

## \$450,000 - 4432 Prowse Road, Edmonton

MLS® #E4435604

**\$450,000**

3 Bedroom, 3.00 Bathroom, 1,724 sqft

Single Family on 0.00 Acres

Paisley, Edmonton, AB

METICULOUSLY MAINTAINED HALF DUPLEX, where stunning vinyl floors and composite countertops set the stage for refined living. The attention to detail is evident from the moment you step into the front foyer adorned with ceramic tiles—perfect for those damp boots. Ascend a flight of stairs to discover a thoughtfully designed layout, beginning with a 2-PIECE BATHROOM, leading seamlessly into a kitchen that oversees the dining and living rooms. The next level reveals a haven of privacy—the PRIMARY BEDROOM, strategically separated from the children's rooms. This retreat offers the serenity and tranquility you deserve, complete with an en-suite bathroom and a walk-in closet adorned with a window. An additional bonus room on this level provides a space for intimate family moments, flanked by two bedrooms—one boasting its own walk-in closet. The convenience of having LAUNDRY ON THE BEDROOM LEVEL is a true time-saver. Situated in an AMAZING LOCATION, this property offers unparalleled convenience!

Built in 2015

### Essential Information

MLS® # E4435604

Price \$450,000



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,724
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	4432 Prowse Road
Area	Edmonton
Subdivision	Paisley
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3A5

### Amenities

Amenities	See Remarks
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	None, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Steinhauer School
Middle	D.S Mackenzie School
High	Dr. Anne Anderson School

### **Additional Information**

Date Listed	May 9th, 2025
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Days on Market	2
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Zoning	Zone 55
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Listing information last updated on May 10th, 2025 at 10:32pm MDT