

Courtesy Of Garrett D Mclean Of Initia Real Estate

## \$499,900 - 4041 Prowse Lane, Edmonton

MLS® #E4450485

**\$499,900**

3 Bedroom, 2.50 Bathroom, 1,712 sqft

Single Family on 0.00 Acres

Paisley, Edmonton, AB

Fronts onto a Greenbelt | Loaded with Upgrades | Stunning Floor Plan | 1700+ SqFt for Under 500K! Welcome to 4041 Prowse Lane, a beautifully upgraded home in the sought-after Paisley golf course community. This like-new gem features a smart center kitchen layout, an elegant curved staircase, and soaring ceilings that create a spacious, upscale feel. Enjoy premium finishes throughout—upgraded flooring, cabinetry, appliances, fireplace, and central A/C—all designed for comfort and style. Upstairs offers three large bedrooms, upper-floor laundry, and a generous primary retreat with a 5-piece ensuite. The basement is ready for future development and features 9' ceilings! The pie-shaped lot fronts onto a tranquil greenbelt with direct access to Paisley Park, while Jagare Ridge Golf Course is just minutes away. A double detached garage and move-in-ready condition make this home a rare find. Exceptional value, unbeatable location—a newer build without the hassle, full of upgrades, and truly a must-see!

Built in 2017

### Essential Information

MLS® # E4450485

Price \$499,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,712                  |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 4041 Prowse Lane |
| Area        | Edmonton         |
| Subdivision | Paisley          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6W 3M3          |

### Amenities

|                |                                                                                                                                                                  |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Air Conditioner, Ceiling 9 ft., Deck, Front Porch, No Smoking Home, Vinyl Windows, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking Spaces | 4                                                                                                                                                                |
| Parking        | Double Garage Detached                                                                                                                                           |

### Interior

|                   |                                                                                                                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                      |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                             |
| Stories           | 2                                                                                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                                                                   |
| Basement          | Full, Unfinished                                                                                                                                                                                                      |

### Exterior

|                   |                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                        |
| Exterior Features | Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                   |
| Construction      | Wood, Vinyl                                                                                                                                        |
| Foundation        | Concrete Perimeter                                                                                                                                 |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 1               |
| Zoning         | Zone 55         |

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Listing information last updated on August 1st, 2025 at 9:02pm MDT