

## \$549,000 - 11828 173 Avenue, Edmonton

MLS® #E4432376

**\$549,000**

3 Bedroom, 3.50 Bathroom, 2,007 sqft

Single Family on 0.00 Acres

Canossa, Edmonton, AB

This Bright & Clean family home in Canossa is truly a gem! With its stunning walkout basement, elegant stucco exterior, and soaring 16'™ ceilings, it offers a perfect blend of luxury and functionality. The open-to-below living room with gas fireplace, and maple hardwood flooring creates a warm and inviting atmosphere. The formal dining room is ideal for family gatherings, while the gourmet kitchen is chef's™ dream, featuring maple cabinets, granite countertops, stainless steel appliances, and corner pantry. Upstairs, you'll find three spacious bedrooms, including master bedroom with large walk-in closet and a huge ensuite complete with Jacuzzi and shower. The finished basement adds even more living space with a large family room and big den, perfect for entertaining or relaxing. Located in a quiet crescent within walking distance of Canossa Lake, this home offers a peaceful setting while still being close to amenities. With easy access to the Anthony Henday freeway and Newcastle Shopping Centre.

Built in 2008

### Essential Information

MLS® # E4432376

Price \$549,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,007                  |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 11828 173 Avenue |
| Area        | Edmonton         |
| Subdivision | Canossa          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5X 6G1          |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Vinyl Windows, Walkout Basement, See Remarks |
| Parking   | Double Garage Attached                       |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 24th, 2025

Days on Market                6

Zoning                            Zone 27

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