

\$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 8

Zoning Zone 27

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 2nd, 2025 at 3:47am MDT