

Courtesy Of Dennis Frandsen Of PG Direct Realty Ltd.

\$469,900 - 17019 115 Street, Edmonton

MLS® #E4437145

\$469,900

3 Bedroom, 2.00 Bathroom, 1,272 sqft
Single Family on 0.00 Acres

Canossa, Edmonton, AB

Visit REALTOR® website for additional information: Welcome to this WELL-MAINTAINED 1,272 sq ft bilevel in the beautiful community of Canossa, proudly offered by the ORIGINAL OWNERS. This 3-bedroom, 2-bath home features a spacious layout with VAULTED CEILINGS in the living room and stunning hardwood floors on the main level. The primary suite includes a 4-piece ensuite and walk-in closet. The true OAK KITCHEN opens to an impressive two-tier deck, perfect for outdoor entertaining. Enjoy year-round comfort with CENTRAL AIR CONDITIONING and a cozy GAS FIREPLACE in the basement. The unfinished lower level offers endless possibilities for customization. Additional features include a newer roof, central vacuum system, and a double attached garage. Ideally situated across from a scenic lake and park, and close to transit, schools, and shopping. A rare opportunity in a FANTASTIC LOCATION!

Built in 1997

Essential Information

MLS® #	E4437145
Price	\$469,900
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	1,272
Acres	0.00
Year Built	1997
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	17019 115 Street
Area	Edmonton
Subdivision	Canossa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 5Y1

Amenities

Amenities	Air Conditioner, Deck, No Smoking Home, Vaulted Ceiling
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 17th, 2025
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Days on Market	31
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Zoning	Zone 27
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