

## \$459,000 - 16703 113 Street, Edmonton

MLS® #E4438216

**\$459,000**

3 Bedroom, 2.50 Bathroom, 1,259 sqft

Single Family on 0.00 Acres

Canossa, Edmonton, AB

Beautiful home in Canossa with easy access to Anthony Henday, public transit, schools & all amenities! This well-maintained property sits on a pie-shaped lot (approx. 5156 sq. ft.) and offers a great layout. The kitchen features stainless steel appliances, raised eating bar, ample cabinetry & large pantry. Bright living room with large window overlooks the landscaped, fenced backyard with a two-tier deck & gazebo—perfect for entertaining. Main floor includes elegant cherry oak hardwood floors & a convenient half bath near the garage entry. Upstairs offers a spacious primary bedroom with a 4-piece ensuite & walk-in closet, plus 2 generously sized bedrooms & another full bath. The unfinished basement awaits your personal touch. A perfect family home in a desirable neighborhood!

Built in 2007

### Essential Information

MLS® #	E4438216
Price	\$459,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,259



Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	16703 113 Street
Area	Edmonton
Subdivision	Canossa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 0A8

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

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

### **Additional Information**

Date Listed	May 23rd, 2025
Days on Market	25
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 June 17th, 2025 at 1:02am MDT