

\$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 2

Zoning Zone 27

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