

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

MLS® #E4425214

**\$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® # E4425214

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                      March 11th, 2025

Days on Market                40

Zoning                            Zone 27

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