# \$479,900 - 11306 173 Avenue, Edmonton

MLS® #E4438025

#### \$479,900

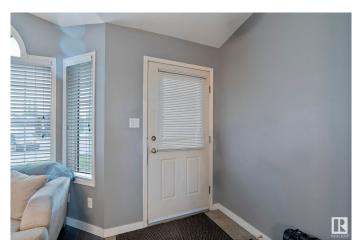
3 Bedroom, 3.00 Bathroom, 1,163 sqft Single Family on 0.00 Acres

Canossa, Edmonton, AB

Welcome to this beautifully maintained 4-level split home nestled in the heart of Canossa, backing directly onto serene green space for added privacy and stunning views. This spacious and thoughtfully designed property offers a perfect blend of functionality and charm, featuring multiple living areas ideal for growing families or those who love to entertain. The open-concept main floor flows effortlessly from the bright living room to the well-appointed kitchen and dining area. Upstairs, you'II find generously sized bedrooms, including a peaceful primary suite. The lower levels offer a cozy family room, recreation room, and plenty of storage space. Located in a quiet, family-friendly neighborhood close to schools, parks, shopping, and transit, this home is a rare find in a highly sought-after location. Some upgrades include, newer shingles, hot water tank, sump pump, carpet & paint. Don't miss your chance to enjoy comfort, space, and the beauty of nature right in your own backyard!







Built in 1993

## **Essential Information**

MLS® # E4438025 Price \$479,900 Bedrooms 3

Bathrooms 3.00

Full Baths 3

Square Footage 1,163

Acres 0.00

Year Built 1993

Type Single Family

Sub-Type Detached Single Family

Style 4 Level Split

Status Active

## **Community Information**

Address 11306 173 Avenue

Area Edmonton
Subdivision Canossa
City Edmonton
County ALBERTA

Province AB

Postal Code T5X 5Y4

### **Amenities**

Amenities Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home,

Vaulted Ceiling, Vacuum System-Roughed-In

Parking Double Garage Attached

## Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Stories 4

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Fenced, Flat Site, Landscaped, Low Maintenance Landscape,

Playground Nearby, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed May 22nd, 2025

Days on Market 27

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 18th, 2025 at 4:47am MDT