

# \$499,900 - 11316 167b Avenue, Edmonton

MLS® #E4457540

## \$499,900

5 Bedroom, 3.00 Bathroom, 1,603 sqft  
Single Family on 0.00 Acres

Canossa, Edmonton, AB

This home offers a rare and functional layout, featuring a secondary in-law suite split vertically rather than the typical top-and-bottom design, giving both units their own upper and lower floors filled with natural light. Located in the quiet NW community of Canossa, this spacious property offers over 2,800 sq. ft. of developed living space with 5 bedrooms and 3 full bathrooms. The main unit includes 3 bedrooms, 2 baths, and an upgraded kitchen, while the second unit offers 2 bedrooms, 1 bath, and a private rear entrance. Updates include new vinyl plank flooring, carpet in the bedrooms, and newer shingles. The fully fenced backyard backs onto no neighbours and features a two-tier deck, plus a large driveway and double attached garage for ample parking. With schools, parks, shopping and the Henday just minutes away, this home offers everyday convenience in a family friendly location.

Built in 2003

### Essential Information

MLS® #	E4457540
Price	\$499,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3



Square Footage	1,603
Acres	0.00
Year Built	2003
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	11316 167b Avenue
Area	Edmonton
Subdivision	Canossa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 6G8

### **Amenities**

Amenities	On Street Parking, Vaulted Ceiling
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Microwave Hood Fan, Oven-Microwave, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, No Back Lane, Public Transportation, Schools, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed September 12th, 2025

Days on Market 10

Zoning Zone 27

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