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

MLS® #E4438025

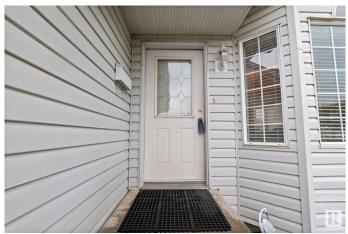
#### \$479,900

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                   |
| Туре           | 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   |

#### **Additional Information**

Date ListedMay 22nd, 2025Days on Market25ZoningZone 27

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Listing information last updated on June 16th, 2025 at 6:32pm MDT