

## \$529,900 - 11807 170 Avenue, Edmonton

MLS® #E4452657

**\$529,900**

4 Bedroom, 3.50 Bathroom, 1,932 sqft

Single Family on 0.00 Acres

Canossa, Edmonton, AB

### SPACIOUS FAMILY HOME IN CANOSSA!

This well maintained 2-storey is the perfect blend of elegance, space & comfort. Rich hardwood & marble tile flooring set the tone for the open-concept main level, featuring a cozy family room with gas fireplace, a chef's kitchen with upgraded maple cabinetry, corner pantry, expansive counter space & a sunlit breakfast nook. Entertain in style in the formal dining room. Main floor laundry & a modern 2-pce bath add convenience. Upstairs, unwind in the bright and spacious bonus room or escape to the primary retreat with massive walk-in closet & spa-inspired ensuite w/ soaker tub. Two more spacious bedrooms complete the upper level. The professionally finished basement offers a large family room, 4th bedroom and 3pc bath—ideal for guests or teens. Stunning curb appeal with stone accents, acid concrete driveway & fully landscaped, SOUTH facing backyard with stamped concrete patio & shed. A terrific home you'll be proud to own—take a look!

Built in 2003

### Essential Information

MLS® # E4452657

Price \$529,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,932                  |
| Acres          | 0.00                   |
| Year Built     | 2003                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 11807 170 Avenue |
| Area        | Edmonton         |
| Subdivision | Canossa          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5X 6H8          |

### Amenities

|                |                                                                 |
|----------------|-----------------------------------------------------------------|
| Amenities      | Detectors Smoke, Front Porch, Patio, Vinyl Windows, See Remarks |
| Parking Spaces | 4                                                               |
| Parking        | Double Garage Attached                                          |

### Interior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                              |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                     |
| Fireplace         | Yes                                                                                                                           |
| Fireplaces        | Glass Door, Mantel                                                                                                            |
| Stories           | 3                                                                                                                             |
| Has Basement      | Yes                                                                                                                           |
| Basement          | Full, Finished                                                                                                                |

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                       |
| Exterior Features | Fenced, Flat Site, Landscaped, Playground Nearby, Public |

|              |                                                       |
|--------------|-------------------------------------------------------|
|              | Transportation, Schools, Shopping Nearby, See Remarks |
| Roof         | Asphalt Shingles                                      |
| Construction | Wood, Stone, Vinyl                                    |
| Foundation   | Concrete Perimeter                                    |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 16                |
| 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 August 29th, 2025 at 4:32am MDT