

# \$505,000 - 11807 170 Avenue, Edmonton

MLS® #E4459667

**\$505,000**

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® # E4459667

Price \$505,000

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	September 26th, 2025
Days on Market	16
Zoning	Zone 27

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Listing information last updated on October 12th, 2025 at 3:47am MDT