

\$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

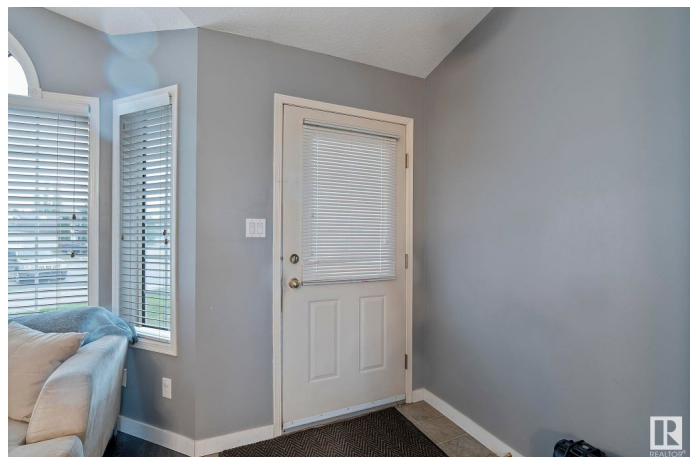
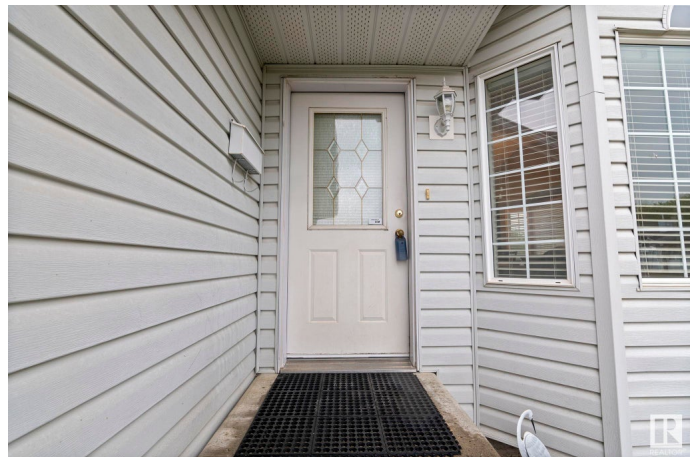
Welcome to this beautifully maintained 4-level split home nestled in the heart of Canossa, backing directly onto serene green space for added privacy and stunning views. This spacious and thoughtfully designed property offers a perfect blend of functionality and charm, featuring multiple living areas 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'll 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 26
Zoning Zone 27

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