

## \$499,888 - 16808 119 Street, Edmonton

MLS® #E4445817

**\$499,888**

4 Bedroom, 2.50 Bathroom, 1,547 sqft

Single Family on 0.00 Acres

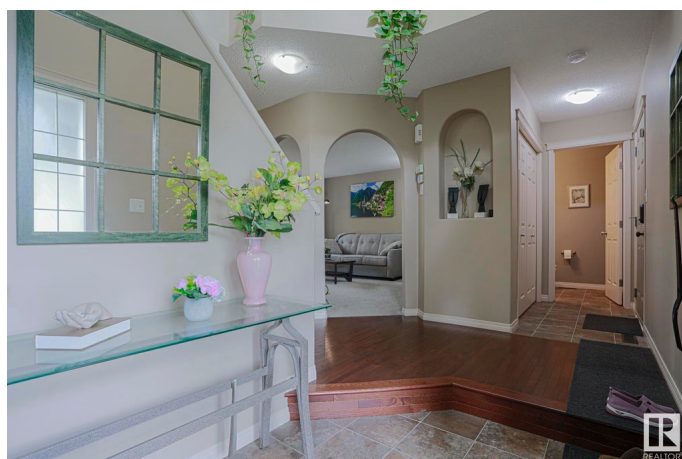
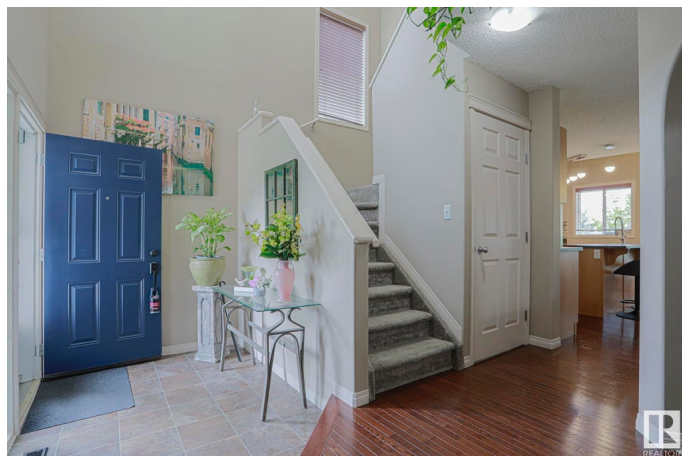
Canossa, Edmonton, AB

Enjoy the coming hot summer days and sleep comfortably at night with CENTRAL AIR in this beautifully maintained 4-bedroom, 2.5-bathroom home featuring a fully finished basement and a double attached garage. Located in a prime area with quick access to Anthony Henday Drive and close to shopping, restaurants, banks, gas stations, and more. The main floor offers a cozy living room with a gas fireplace and a functional layout ideal for families or entertaining. Enjoy warm evenings in the fully landscaped backyard with both a deck and patio. Highlights include stainless steel appliances added in 2022 and new shingles installed in 2023, offering peace of mind and modern updates. Quick possession is available – move in and enjoy right away!

Built in 2007

### Essential Information

MLS® #	E4445817
Price	\$499,888
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,547
Acres	0.00



Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	16808 119 Street
Area	Edmonton
Subdivision	Canossa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 6K4

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, No Back Lane, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed July 4th, 2025

Days on Market 2

Zoning Zone 27

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Listing information last updated on July 6th, 2025 at 5:47pm MDT