

# \$549,000 - 11618 173a Avenue, Edmonton

MLS® #E4447736

**\$549,000**

4 Bedroom, 3.50 Bathroom, 1,473 sqft

Single Family on 0.00 Acres

Canossa, Edmonton, AB

Absolutely stunning 2-storey home with endless upgrades all over the home with a fully finished basement and an insulated heated garage. No pets and non-smoking home. This home has 4 bedrooms and 4 bathrooms, main floor laundry, central A/C, gas fireplace, dream kitchen with granite/quartz countertops, and huge pantry. Full sized newly painted deck, high end storage shed with front/side windows and skylight. The master bedroom features a barn door, gleaming hardwood floors, his and her closets, 5pcs ensuite with live edge countertop, double sinks, 2 shower heads, and tile flooring. The main bathroom has new marble floors and cabinets. The basement is fully finished with a 3pcs bathroom, bedroom, family room. Upgrades includes: newer roof shingles, hot water tank, humidifier, A/C, light fixtures, curtains and blinds. Just steps away to access the Canossa Lake, public transportation, picnic areas, & playgrounds.

Built in 2002

## Essential Information

MLS® #	E4447736
Price	\$549,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3



### Upgrades to this Home:

- Newer Roof Shingles
- Newer Hot Water Tank
- Newer Humidifier
- Curtains and Blinds
- Light Fixtures Main and Upper Floors
- Kitchen Granite and Quartz Countertops
- Bathroom Marble Tiles
- Central Air Conditioning
- High End Storage Shed

### Features:

- Steps away from the Canossa Lake
- Direct view of the Lake from the front porch and upper floor
- Located in middle of a non-primary street where it is quiet
- Steps away from bus stops
- Close to shopping centers, playgrounds and schools
- Beautiful well maintained green grass



Half Baths	1
Square Footage	1,473
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	11618 173a Avenue
Area	Edmonton
Subdivision	Canossa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 6C5

### Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, Front Porch, Hot Water Natural Gas, No Animal Home, No Smoking Home, Smart/Program. Thermostat
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, TV Wall Mount, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	No Back Lane, Picnic Area, Playground Nearby, Public Transportation, View Lake

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 14th, 2025
Days on Market	17
Zoning	Zone 27

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