

## \$449,000 - 16703 113 Street, Edmonton

MLS® #E4450762

**\$449,000**

3 Bedroom, 2.50 Bathroom, 1,259 sqft

Single Family on 0.00 Acres

Canossa, Edmonton, AB

Beautiful home in Canossa with easy access to Anthony Henday, public transit, schools & all amenities! This well-maintained property sits on a pie-shaped lot (approx. 5156 sq. ft.) and offers a great layout. The kitchen features stainless steel appliances, raised eating bar, ample cabinetry & large pantry. Bright living room with large window overlooks the landscaped, fenced backyard with a two-tier deck & gazebo—perfect for entertaining. Main floor includes elegant cherry oak hardwood floors & a convenient half bath near the garage entry. Upstairs offers a spacious primary bedroom with a 4-piece ensuite & walk-in closet, plus 2 generously sized bedrooms & another full bath. The unfinished basement awaits your personal touch. A perfect family home in a desirable neighborhood!

Built in 2007

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4450762  |
| Price          | \$449,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,259     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2007                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 16703 113 Street |
| Area        | Edmonton         |
| Subdivision | Canossa          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5X 0A8          |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### **Interior**

|                   |                                                |
|-------------------|------------------------------------------------|
| Interior Features | ensuite bathroom                               |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan |
| Heating           | Forced Air-1, Natural Gas                      |
| Stories           | 2                                              |
| Has Basement      | Yes                                            |
| Basement          | Full, Unfinished                               |

### **Exterior**

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior          | Wood, Vinyl                                 |
| Exterior Features | Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                            |
| Construction      | Wood, Vinyl                                 |
| Foundation        | Concrete Perimeter                          |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 21              |
| Zoning         | Zone 27         |

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Listing information last updated on August 21st, 2025 at 5:17am MDT