

# \$244,900 - 17055 113 Street, Edmonton

MLS® #E4440552

**\$244,900**

2 Bedroom, 2.50 Bathroom, 1,349 sqft  
Condo / Townhouse on 0.00 Acres

Canossa, Edmonton, AB

Bright and spacious 2-bedroom, 2.5-bath condo in desirable, Canossa. This well-kept home features on the main floor, the living room with a cozy fireplace and a separate dining area, perfect for entertaining. This space is bright and inviting with lots of natural light. The kitchen flows nicely into the main living space, offering both comfort and functionality. The laundry room with front-load machines and extra storage can also be found on the main floor. Upstairs, two generously sized bedrooms and bathroom. Enjoy outdoor living sitting out on the deck overlooking a good-sized green space—ideal for relaxing. A perfect blend of comfort, space, and location!

Built in 1994

## Essential Information

MLS® #	E4440552
Price	\$244,900
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,349
Acres	0.00
Year Built	1994
Type	Condo / Townhouse



Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	17055 113 Street
Area	Edmonton
Subdivision	Canossa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 5Y9

### Amenities

Amenities	Off Street Parking, Deck
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Baturyn School
Middle	Mary Butterworth School
High	Queen Elizabeth School

### Additional Information

Date Listed	June 5th, 2025
-------------	----------------

Days on Market	2
Zoning	Zone 27
Condo Fee	\$335

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 7th, 2025 at 7:47pm MDT