

## **\$419,900 - 11716 167a Avenue, Edmonton**

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MLS® #E4442451

**\$419,900**

3 Bedroom, 2.50 Bathroom, 1,340 sqft

Single Family on 0.00 Acres

Canossa, Edmonton, AB

WOW is the only way to describe this impeccably maintained 3-bedroom, 2.5-bath home in the desirable neighborhood of Canossa. Upon entering you are greeted with beautiful hardwood flooring throughout the main, flooring is in incredible condition. The kitchen is perfect for family meals or large gathering, offering lots of cabinet space, storage/pantry and spacious dining area. Living room is great for relaxing or entertaining, large windows offering an abundance of light. Upstairs offers 3 bedrooms and 2 full bath. The spacious primary bdrm features a 4-piece ensuite and walk-in closet. Enjoy the beautifully landscaped yard with a lovely patio and luscious green grass, ideal for summer relaxation or BBQs. A double detached oversized garage provides ample space for 2 vehicles and storage. Pride of ownership shines throughout this move-in ready home in a great family-friendly community. Located close to shopping, schools, playground, public transportation, Anthony Henday, gyms and all other major amenities.

Built in 2007

### **Essential Information**

MLS® #                    E4442451

Price                      \$419,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,340                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 11716 167a Avenue |
| Area        | Edmonton          |
| Subdivision | Canossa           |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5X 6J5           |

### Amenities

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

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, 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 | See Remarks      |
| 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 13th, 2025  
Days on Market                2  
Zoning                              Zone 27

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