# \$474,900 - 11548 167a Avenue, Edmonton

MLS® #E4430266

## \$474.900

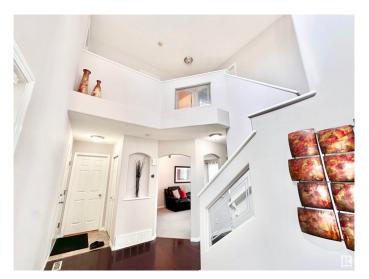
4 Bedroom, 3.00 Bathroom, 1,484 sqft Single Family on 0.00 Acres

Canossa, Edmonton, AB

1483 SQ FT. PLUS FULLY FINISHED BASEMENT......3 BEDROOMS UPSTAIRS PLUS OFFICE DEN WITH WINDOW IN THE BASEMENT.....TOTAL OF 4 BATHROOMS ( 2 FULL & 2 HALF BATH )......MAIN FLOOR HAS GAS FIREPLACE, CHERRY HARDWOOD FLOORING, NEWER STAINLESS STEEL APPLIANCES IN THE KITCHEN, CERAMIC TILES IN THE BATHROOM AND CARPET THROUGHOUT THE UPPER FLOOR AND BASEMENT.....PRIMARY BEDROOM HAS A WALK IN CLOSET AND A FULL ENSUITE BATH WITH CORNER JETTED TUB AND STANDING SHOWER......FULLY FINISHED BASEMENT HAS FAMILY ROOM, 2 PC BATH AND A DEN, LAUNDRY AREA AND UTILITY ROOM.....WELL MANICURED BACKYARD WITH DECK AND A HOT TUB. STORAGE SHED.....ROOF WAS REPLACED IN 2022.....THIS BEAUTIFUL HOME IS LOCATED IN THE DESIRABLE COMMUNITY OF CANOSSA...... CLOSE TO MAJOR SHOPPING AND TO THE ANTHONY HENDAY......HURRY! DON'T MISS THIS **GREAT OPPORTUNITY!** 







Built in 2002

### **Essential Information**

MLS®#

E4430266

Price \$474,900

Bedrooms

Bathrooms 3.00

Full Baths 2 Half Baths 2

Square Footage 1,484

Acres 0.00 Year Built 2002

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 11548 167a Avenue

Area Edmonton
Subdivision Canossa
City Edmonton
County ALBERTA

Province AB

Postal Code T5X 6G9

# **Amenities**

Amenities Hot Tub

Parking Double Garage Attached

### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage

Shed, Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement Full, Finished

### **Exterior**

Exterior Wood, Vinyl

Exterior Features Fenced, Flat Site, Landscaped

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

# **Additional Information**

Date Listed April 10th, 2025

Days on Market 27

Zoning Zone 27

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 May 6th, 2025 at 11:17pm MDT