

## \$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 | 33              |
| Zoning         | Zone 27         |

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Listing information last updated on August 16th, 2025 at 5:17am MDT