

Courtesy Of Billy Assaf Of RE/MAX River City

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

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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