

Courtesy Of Jimmy Halabi Of Liv Real Estate

## \$489,900 - 17233 113a Street, Edmonton

MLS® #E4449394

**\$489,900**

3 Bedroom, 3.00 Bathroom, 1,101 sqft

Single Family on 0.00 Acres

Canossa, Edmonton, AB

Impressive newly renovated 4 Level Split in the desirable community of Canossa! This 3 Bedroom 3 Bath home featuring over 2000 sqft of living space will sure to impress. Situated on a large corner lot in a cut de sac, this home has been renovated throughout featuring beautiful Vinyl Plank throughout, modern kitchen with Stainless Steel appliances, newly painted with new modern fixtures throughout, central A/C, full bathroom renovations and much more. With both a living and family room it makes perfect for large family gatherings. Upper level encompasses 2 large primary rooms with 4 piece ensuite to suit your modern lifestyle. Enjoy your summertime on your private large deck overlooking the gorgeous backyard. Home is conveniently located to nearby schools, Walmart, Sobeys, Movati Gym/LA Fitness and is minutes to the Anthony Henday. This turnkey home is ready for its new owners and you won't be disappointed. Must See!!

Built in 1994

### Essential Information

MLS® #	E4449394
Price	\$489,900
Bedrooms	3
Bathrooms	3.00



Full Baths	3
Square Footage	1,101
Acres	0.00
Year Built	1994
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	17233 113a Street
Area	Edmonton
Subdivision	Canossa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 5Y4

### **Amenities**

Amenities	Off Street Parking, Air Conditioner, Deck, No Animal Home, No Smoking Home
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Cul-De-Sac, Landscaped, Picnic Area, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Baturyn
Middle	Mary Butterworth
High	M.E Lazert

**Additional Information**

Date Listed	July 24th, 2025
Days on Market	7
Zoning	Zone 27

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