\$479,900 - 11306 173 Avenue, Edmonton

MLS® #E4438025

\$479,900

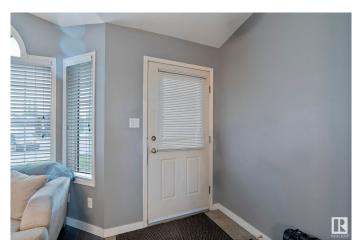
3 Bedroom, 3.00 Bathroom, 1,163 sqft Single Family on 0.00 Acres

Canossa, Edmonton, AB

Welcome to this beautifully maintained 4-level split home nestled in the heart of Canossa, backing directly onto serene green space for added privacy and stunning views. This spacious and thoughtfully designed property offers a perfect blend of functionality and charm, featuring multiple living areas ideal for growing families or those who love to entertain. The open-concept main floor flows effortlessly from the bright living room to the well-appointed kitchen and dining area. Upstairs, you'II find generously sized bedrooms, including a peaceful primary suite. The lower levels offer a cozy family room, recreation room, and plenty of storage space. Located in a quiet, family-friendly neighborhood close to schools, parks, shopping, and transit, this home is a rare find in a highly sought-after location. Some upgrades include, newer shingles, hot water tank, sump pump, carpet & paint. Don't miss your chance to enjoy comfort, space, and the beauty of nature right in your own backyard!







Built in 1993

Essential Information

MLS® # E4438025 Price \$479,900 Bedrooms 3

Bathrooms 3.00

Full Baths 3

Square Footage 1,163

Acres 0.00

Year Built 1993

Type Single Family

Sub-Type Detached Single Family

Style 4 Level Split

Status Active

Community Information

Address 11306 173 Avenue

Area Edmonton
Subdivision Canossa
City Edmonton
County ALBERTA

Province AB

Postal Code T5X 5Y4

Amenities

Amenities Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home,

Vaulted Ceiling, Vacuum System-Roughed-In

Parking Double Garage Attached

Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Stories 4

Has Basement Yes

Basement Full, Finished

Exterior

Exterior Wood, Vinyl

Exterior Features Fenced, Flat Site, Landscaped, Low Maintenance Landscape,

Playground Nearby, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed May 22nd, 2025

Days on Market 26

Zoning Zone 27

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Listing information last updated on June 17th, 2025 at 1:17pm MDT