

# \$434,900 - 11306 173 Avenue, Edmonton

MLS® #E4447385

## \$434,900

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 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 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. Some upgrades include shingles, furnace, hot water tank, sump pump, carpet, & flooring. It's located in a quiet family friendly neighbourhood close to schools, parks, shopping, and transit, this home is a great find in a highly sought after location. 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® #	E4447385
Price	\$434,900
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 4Y4

### **Amenities**

Amenities	Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, Vaulted Ceiling
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	July 11th, 2025
Days on Market	24
Zoning	Zone 27

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Listing information last updated on August 4th, 2025 at 6:47pm MDT