

\$534,000 - 11618 173a Avenue, Edmonton

MLS® #E4447736

\$534,000

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	\$534,000
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	66
Zoning	Zone 27

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 18th, 2025 at 8:02am MDT