

## \$459,900 - 11306 173 Avenue, Edmonton

MLS® #E4438025

**\$459,900**

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'll 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 \$459,900



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                43  
Zoning                              Zone 27

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