

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

MLS® #E4447385

**\$434,900**

3 Bedroom, 3.00 Bathroom, 1,163 sqft

Single Family on 0.00 Acres

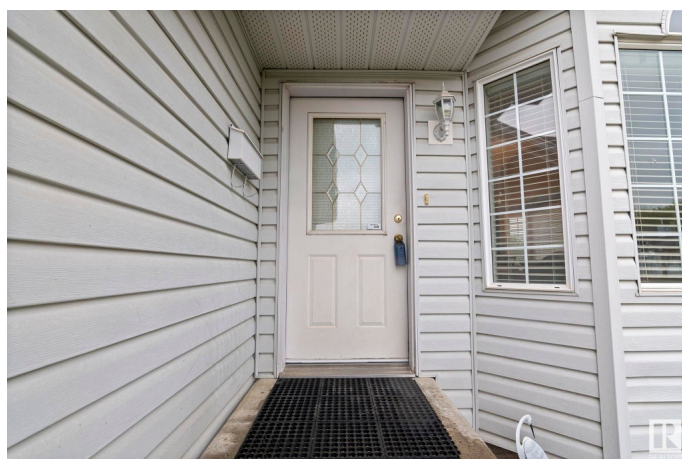
Canossa, Edmonton, AB

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 | 22              |
| Zoning         | Zone 27         |

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Listing information last updated on August 2nd, 2025 at 7:02am MDT