

\$529,900 - 11807 170 Avenue, Edmonton

MLS® #E4452657

\$529,900

4 Bedroom, 3.50 Bathroom, 1,932 sqft

Single Family on 0.00 Acres

Canossa, Edmonton, AB

SPACIOUS FAMILY HOME IN CANOSSA!

This well maintained 2-storey is the perfect blend of elegance, space & comfort. Rich hardwood & marble tile flooring set the tone for the open-concept main level, featuring a cozy family room with gas fireplace, a chef's kitchen with upgraded maple cabinetry, corner pantry, expansive counter space & a sunlit breakfast nook. Entertain in style in the formal dining room. Main floor laundry & a modern 2-pce bath add convenience. Upstairs, unwind in the bright and spacious bonus room or escape to the primary retreat with massive walk-in closet & spa-inspired ensuite w/ soaker tub. Two more spacious bedrooms complete the upper level. The professionally finished basement offers a large family room, 4th bedroom and 3pc bath—ideal for guests or teens. Stunning curb appeal with stone accents, acid concrete driveway & fully landscaped, SOUTH facing backyard with stamped concrete patio & shed. A terrific home you'll be proud to own—take a look!

Built in 2003

Essential Information

MLS® # E4452657

Price \$529,900

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,932
Acres	0.00
Year Built	2003
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	11807 170 Avenue
Area	Edmonton
Subdivision	Canossa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 6H8

Amenities

Amenities	Detectors Smoke, Front Porch, Patio, Vinyl Windows, See Remarks
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Playground Nearby, Public

	Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 13th, 2025
Days on Market	11
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 August 24th, 2025 at 1:17pm MDT