

## \$579,000 - 17216 113 Street, Edmonton

MLS® #E4433338

**\$579,000**

4 Bedroom, 3.50 Bathroom, 2,005 sqft

Single Family on 0.00 Acres

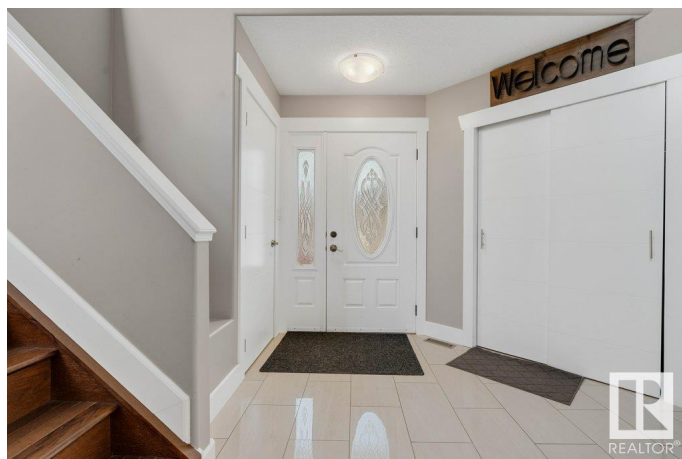
Canossa, Edmonton, AB

Fall in love with this stunning fully finished, two-storey that offers 4 spacious bedrooms and elegant design throughout. The open-concept main floor features soaring 18-ft California knockdown ceilings, pot lights, ceramic tile, and a double-sided gas fireplace with luxury stone surround. The kitchen boasts newer cabinets, granite countertops, a tile backsplash, and modern appliances—perfect for entertaining. Enjoy the cozy family room, formal dining area with hardwood floors, and upgraded 2-piece bath. Upstairs offers 4 large bedrooms, laundry, and a full bath. The primary suite includes a walk-in closet and 4-piece ensuite. The fully finished basement includes a custom wet bar with quartzite counters, a spacious rec room with built-in entertainment unit, office space, and a 3-piece bath. This is more than just a house—it's™s where comfort meets style.

Built in 1992

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4433338  |
| Price      | \$579,000 |
| Bedrooms   | 4         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 2,005                  |
| Acres          | 0.00                   |
| Year Built     | 1992                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 17216 113 Street |
| Area        | Edmonton         |
| Subdivision | Canossa          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5X 5X5          |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Double Sided   |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 29th, 2025 |
| Days on Market | 1                |
| Zoning         | Zone 27          |

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Listing information last updated on April 30th, 2025 at 5:17am MDT