

## \$535,000 - 11403 167a Avenue, Edmonton

MLS® #E4438797

**\$535,000**

4 Bedroom, 3.50 Bathroom, 1,884 sqft

Single Family on 0.00 Acres

Canossa, Edmonton, AB

Beautifully cared for & upgraded home in Canossa. Great location backing a quiet cul-de-sac, blocks from Canossa Lake and trails & quick to Albany Market Square, Newcastle Shopping Centre & 127th St to Anthony Henday Drive. This bright home has a great open concept layout - white kitchen with stainless steel appliances, pantry & island, adjacent living room with hardwood floors & a picture window, dining nook with a garden door out to the low maintenance beautifully styled south facing patio in the back yard. Upstairs is a huge bonus room, 3 bedrooms & 2 full baths. The primary is a great size, shower & tub in the ensuite & a walk-in closet. The basement is fully finished with a 4th bedroom, 3rd full bath with a beautiful tiled shower & glass doors, a rec room & utilities. Main floor laundry, A/C, built-in ceiling speakers & the most beautiful super-deep 30 FEET X 24 FEET oversized attached garage with epoxy floors, bright lighting & custom cabinetry.

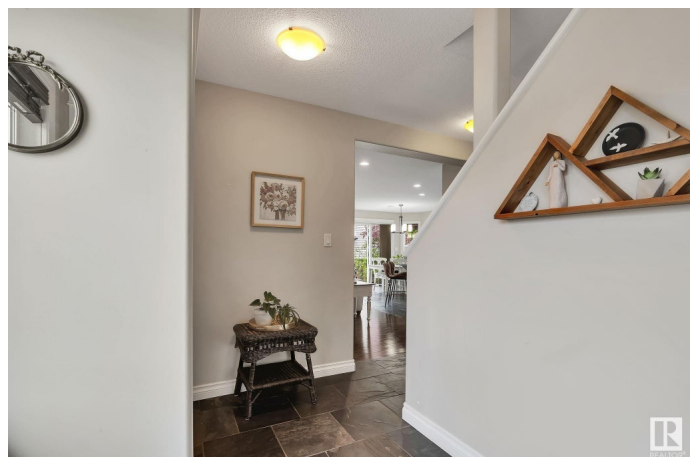
Built in 2008

### Essential Information

MLS® # E4438797

Price \$535,000

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,884
Acres	0.00
Year Built	2008
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	11403 167a Avenue
Area	Edmonton
Subdivision	Canossa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 0A7

### **Amenities**

Amenities	Air Conditioner, Vinyl Windows
Parking	Double Garage Attached, Over Sized

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fenced, Landscaped
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Baturyn  
Middle                              Mary Butterworth  
High                                 Queen Elizabeth

**Additional Information**

Date Listed                      May 27th, 2025  
Days on Market                12  
Zoning                              Zone 27

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