

Courtesy Of Karin Wollis Of Royal LePage Arteam Realty

\$549,900 - 16828 117 Street, Edmonton

MLS® #E4442340

\$549,900

4 Bedroom, 3.00 Bathroom, 1,377 sqft

Single Family on 0.00 Acres

Canossa, Edmonton, AB

Welcome to this beautiful Air Conditioned 4 Bedroom Bi-level in quiet Canossa, walking distance to Canossa Lake. Enjoy an open concept main floor flooded with natural light, gleaming hardwood floors, soaring vaulted ceilings & a gas FP. Kitchen features a large island w b/in wine rack, abundant cabinets & pot drawers + walk in pantry and is open to large dinette. Upper Primary Bedroom is private and spacious w vaulted ceiling, walk-in closet, window seat & 4 pcs ensuite. Fully finished lower level has large family room with 2nd gas FP, 2 bedrooms, a full bathroom + plenty of storage. The West facing fenced yard is an outdoor oasis. Enjoy a huge maintenance free deck and railing w electric awning + gas line for BBQ. Stunning landscaping & perennials! Heated finished double garage is freshly painted including floor with floor drain + water faucets. New shingles 2016, Bsmt flooring 2021, Furnace 2020, A/C 2021, H2O Tank 2017, and repainted 2020. Easy access to shops, schools, all amenities & Anthony Henday.

Built in 2005

Essential Information

MLS® # E4442340

Price \$549,900



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,377
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	16828 117 Street
Area	Edmonton
Subdivision	Canossa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 6K3

Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, Exterior Walls- 2"x6", Vaulted Ceiling, Vinyl Windows, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Attached, Heated, Insulated

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum Systems, Washer, Window Coverings, TV Wall Mount, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Mantel, Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	St. Charles, Baturyn
Middle	Esther Starkman, St Edmund
High	Qu Elizabeth, ArchB Oleary

Additional Information

Date Listed	June 12th, 2025
Days on Market	73
Zoning	Zone 27

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