

# \$265,000 - 17053 113 Street, Edmonton

MLS® #E4454796

**\$265,000**

3 Bedroom, 2.50 Bathroom, 1,388 sqft  
Condo / Townhouse on 0.00 Acres

Canossa, Edmonton, AB

Welcome Home! This spacious 1,388 sq ft 2-storey condo offers a rare 2 primary suite layout, perfect for families, roommates, or guests. The main floor has been freshly updated with new vinyl plank flooring and a fresh coat of paint, giving it a modern and inviting feel. Enjoy a large kitchen with ample cabinetry and a newer fridge, plus a bright dining area that opens onto a gorgeous deck backing mature trees—ideal for relaxing in privacy. Upstairs features two generous primary suites, each with its own upgraded bathroom. A fully finished basement adds extra living space with a third bedroom and additional living area. Additional highlights include: 2.5 beautifully upgraded bathrooms Single attached garage Quiet cul-de-sac location Move-in ready and packed with value—this home checks all the boxes!

Built in 1994

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4454796  |
| Price          | \$265,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,388     |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 1994              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 17053 113 Street |
| Area        | Edmonton         |
| Subdivision | Canossa          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5X 5Y9          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, Front Porch      |
| Parking   | Single Garage Attached |

### Interior

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

### Exterior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                |
| Exterior Features | Cul-De-Sac, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                           |
| Construction      | Wood, Vinyl                                                                                |
| Foundation        | Concrete Perimeter                                                                         |

### School Information

|            |                         |
|------------|-------------------------|
| Elementary | Baturyn School          |
| Middle     | Mary Butterworth School |
| High       | Queen Elizabeth School  |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 26th, 2025 |
| Days on Market | 1                 |
| Zoning         | Zone 27           |
| Condo Fee      | \$335             |

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Listing information last updated on August 27th, 2025 at 7:02pm MDT