

## \$469,900 - 11548 167a Avenue, Edmonton

MLS® #E4449306

**\$469,900**

4 Bedroom, 3.00 Bathroom, 1,484 sqft

Single Family on 0.00 Acres

Canossa, Edmonton, AB

2 Storey with Fully Finished Basement in Canossa (Castlewood)..... 3 Bedrooms upstairs plus office den with window in the basement.... Total of 4 Bathrooms ( 2 Full and 2 Half Baths )....Main Floor has Gas Fireplace, Cherry hardwood flooring, Newer Stainless Steel Appliances in the Kitchen, Ceramic Tiles in the Bathrooms and Carpet throughout the upper floor and basement.....Primary Bedroom has a Walk-In Closet and a Full Ensuite Bath with Corner Jetted Tub and Standing Shower...The Fully finished basement has a family room, 2 pc bath, Office den, laundry area and utility room....Well manicured backyard with deck, hot tub and storage shed..... Roof was replaced in 2022.....Sump Pump was replaced last month...This beautiful home is close to major shopping and the Anthony Henday....Hurry! Don't miss this great opportunity!

Built in 2002

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4449306  |
| Price      | \$469,900 |
| Bedrooms   | 4         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |
| Half Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,484                  |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 11548 167a Avenue |
| Area        | Edmonton          |
| Subdivision | Canossa           |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5X 6G9           |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Hot Tub                |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### **Interior**

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Hot Tub |
| Heating           | Forced Air-1, Natural Gas                                                                                   |
| Stories           | 3                                                                                                           |
| Has Basement      | Yes                                                                                                         |
| Basement          | Full, Finished                                                                                              |

### **Exterior**

|                   |                               |
|-------------------|-------------------------------|
| Exterior          | Wood, Vinyl                   |
| Exterior Features | Fenced, Flat Site, Landscaped |
| Roof              | Asphalt Shingles              |
| Construction      | Wood, Vinyl                   |
| Foundation        | Concrete Perimeter            |

### **Additional Information**

Date Listed July 24th, 2025

Days on Market 36

Zoning Zone 27

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Listing information last updated on August 29th, 2025 at 2:17am MDT