

\$489,888 - 11733 167b Avenue, Edmonton

MLS® #E4431409

\$489,888

3 Bedroom, 3.50 Bathroom, 1,453 sqft

Single Family on 0.00 Acres

Canossa, Edmonton, AB

Welcome to this Fabulous 3 bed 3.5 bath two storey home in Canossa in Northwest Edmonton. This home can be summerized in 1 word, STUNNING! The home Features 9 ft ceilings, it offers a spacious open concept main floor, with den/office with french doors on the main, Cherrywood cabinetry in the kitchen with center island & eating bar, your great room comes with gas fireplace. Eating area with patio door to your composite deck & gas line for BBQ, They are 3 bedrooms on upper level, Primary with walk in closet and 4 piece ensuite. Fully developed (9 ft high) lower level with rec room & extra full bath. Oversize detached garage with access to the huge storage above, the gargage is 10 ft high & is fully insulated. The garage door is 9' x 18'. This is perfect for oversized trucks. Pride of ownership is evident throughout this home. The backyard is fully fenced and landscaped. The home comes with a Secuirity system installed. This home has central air! You will love your Custom Hunter Douglas blinds throughout.



Built in 2007

Essential Information

MLS® # E4431409

Price \$489,888

| | |
|----------------|------------------------|
| Bedrooms | 3 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,453 |
| Acres | 0.00 |
| Year Built | 2007 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 11733 167b Avenue |
| Area | Edmonton |
| Subdivision | Canossa |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5X 0B1 |

Amenities

| | |
|-----------|---|
| Amenities | Deck, Front Porch, Hot Water Natural Gas |
| Parking | Double Garage Detached, Insulated, Over Sized |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Stove-Induction, Curtains and Blinds |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Fenced, Landscaped, Schools, Shopping Nearby, Treed Lot |

| | |
|--------------|--------------------|
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 17th, 2025 |
| Days on Market | 60 |
| Zoning | Zone 27 |

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