

\$379,999 - 11404 169 Avenue, Edmonton

MLS® #E4428810

\$379,999

3 Bedroom, 3.00 Bathroom, 1,222 sqft

Single Family on 0.00 Acres

Canossa, Edmonton, AB

Welcome to this stunning 3-bedroom, 3-bathroom half duplex in the desirable Canossa community. Set on a spacious private lot backing onto a park, this home is nestled in a quiet cul-de-sac. Enjoy an open-concept design with a well-appointed kitchen featuring ample storage and counter space—ideal for entertaining. Step outside to your own outdoor oasis, complete with a large deck, raised fire pit, and professionally landscaped backyard. Upstairs, the oversized master bedroom offers a 4-piece ensuite, with two additional bedrooms and a second 4-piece bath. The fully finished basement includes a spacious family room and a 3-piece bath. Close to the Edmonton Military Garrison, public transit, shopping, schools, and the Anthony Henday, this home is perfect for a growing family

Built in 2003

Essential Information

MLS® #	E4428810
Price	\$379,999
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,222
Acres	0.00



Year Built	2003
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	11404 169 Avenue
Area	Edmonton
Subdivision	Canossa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 6G7

Amenities

Amenities	Deck, Detectors Smoke
Parking	Single Garage Attached

Interior

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

Exterior

Exterior	Wood, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 3rd, 2025
Days on Market	27
Zoning	Zone 27

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