

## \$527,700 - 11239 167b Avenue, Edmonton

MLS® #E4447046

**\$527,700**

5 Bedroom, 3.50 Bathroom, 1,780 sqft

Single Family on 0.00 Acres

Canossa, Edmonton, AB

Beautiful 2 storey home with 3 + 2 Bedrooms, fully finished basement and double attached garage located in the great neighbourhood of Canassa. On the main floor there is a large foyer, bright and spacious living room, with fireplace and t.v. nook above. The Kitchen has lots of cabinets and countertop space, tile backsplash, SS appliances, drinking water faucet. The dining room is off the kitchen and looks out to the wonderful back yard with garden, the door off the dining room goes out to the pressure treated deck with gazebo great for friends family gatherings. Upstairs are 3 bedrooms the primary has a walk-in closet & 3 piece ensuite, the second bedroom also has a walk-in closet, and there is a 4 piece main bathroom. In the basement there are 2 bedrooms, 4 piece bathroom, laundry room and utility room. Brand new roof in 2024, hot water tank was replaced 2023. Easy access to all amenities, Anthony Henday and St. Albert. Ready for you to move in!

Built in 2004

### Essential Information

MLS® #	E4447046
Price	\$527,700
Bedrooms	5
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,780
Acres	0.00
Year Built	2004
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	11239 167b Avenue
Area	Edmonton
Subdivision	Canossa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 6J6

### Amenities

Amenities	Deck, Detectors Smoke, Gazebo
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, No Back Lane, Public Transportation,

	Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 10th, 2025
Days on Market	19
Zoning	Zone 27

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 28th, 2025 at 11:47pm MDT