

Courtesy Of Billy Assaf Of RE/MAX River City

## **\$584,900 - 11908 175 Avenue, Edmonton**

MLS® #E4441083

**\$584,900**

4 Bedroom, 3.50 Bathroom, 1,916 sqft

Single Family on 0.00 Acres

Canossa, Edmonton, AB

**ABSOLUTELY STUNNING!!** Welcome to the lovely community of Canossa, offering over 2700 sqft of living space, backing green space. This home has been completely renovated from top to bottom, nothing spared with top end finishes throughout. Luxury vinyl plank throughout, the perfect layout. Main floor features a spacious living room with large windows and fireplace. Dream kitchen with large island, great for gatherings and entertaining, quartz counters, pantry, S/S appliances and tons of cabinets. Spacious dining area that leads to the large deck and private yard. Upstairs offers a big bonus room, 3 bdrms and 2 full bath, primary bdrm features a walk-in closet and stunning 5-piece spa like en-suite. Basement complete with additional bedroom, 4-piece bath and large recreation room. Additional upgrades include new furnace, hot water tank, new electrical and plumbing. Close to shopping, schools, playground, public transportation, Anthony Henday and all major amenities. Double attached garage with epoxy floors.

Built in 2006

### **Essential Information**

MLS® # E4441083

Price \$584,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,916                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 11908 175 Avenue |
| Area        | Edmonton         |
| Subdivision | Canossa          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5X 0A5          |

### Amenities

|           |   |
|-----------|---|
| Amenities | Deck, Detectors Smoke, Vaulted Ceiling, Vinyl Windows |
| Parking   | Double Garage Attached                                |

### Interior

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

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Fenced, Golf Nearby, 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    | June 7th, 2025 |
| Days on Market | 11             |
| Zoning         | Zone 27        |

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Listing information last updated on June 18th, 2025 at 1:17pm MDT