

## \$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 | 30              |
| Zoning         | Zone 27         |

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