

\$579,980 - 11715 174 Avenue, Edmonton

MLS® #E4446307

\$579,980

4 Bedroom, 3.50 Bathroom, 2,067 sqft

Single Family on 0.00 Acres

Canossa, Edmonton, AB

Welcome to this beautiful two storey 4 bedroom home located in the heart of Canossa. This open style concept has with 18 ft California knockdown ceilings, pot-lights, gleaming hardwood, large windows & a beautiful gas fireplace. The kitchen features lots cabinet space & granite counter tops with a tile backsplash. The cozy family room, dining room come with hardwood flooring & upgraded 2 piece bathroom complete the main floor. The upper floor features 3 spacious bedrooms, laundry room & a full bathroom with a center loft. The primary bedroom has a walk-in closet & 4 piece ensuite . Enjoy the fully-finished basement featuring a large recreation room with built-in gas fireplace and a large bedroom adjacent to the office area and a 4 piece bathroom. Upgrades done in the past ten years include painting and newer shingles. This home also comes with a side separate entrance and sides onto a walking path for added privacy.

Built in 2009

Essential Information

MLS® #	E4446307
Price	\$579,980
Bedrooms	4
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	2,067
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	11715 174 Avenue
Area	Edmonton
Subdivision	Canossa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 0A3

Amenities

Amenities	See Remarks
Parking	Double Garage Attached

Interior

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

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Landscaped, Park/Reserve, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 7th, 2025
Days on Market	6
Zoning	Zone 27

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