

## \$525,000 - 16765 112a Street, Edmonton

MLS® #E4454421

**\$525,000**

4 Bedroom, 3.50 Bathroom, 1,733 sqft

Single Family on 0.00 Acres

Canossa, Edmonton, AB

This Coventry-built beauty offers 2,453 sq. ft. of upgraded living space and backs onto mature trees for the perfect private retreat. Step inside to a freshly updated interior featuring brand-new main floor flooring, new carpet, and fresh paint, truly move-in ready. The open-concept main floor flows into a bright living/dining area with garden doors that lead to a spacious composite deck, ideal for year-round gatherings. Upstairs, enjoy 3 generous bedrooms, a relaxing primary suite with a jacuzzi tub, and a sun-filled bonus room with a cozy fireplace, already wired for your sound system. The fully finished basement adds even more value with a 4th bedroom, full bath, and a professional-grade home theatre setup with sound-dampening, dimmable lighting, and natural light from an added window. Notable extras: triple-pane casement windows, a Wi-Fi smart garage opener, and a wired outdoor outlet for seasonal décor. All in a family-friendly location near schools, parks, shopping, and major roads; checks all boxes

Built in 2006

### Essential Information

MLS® # E4454421

Price \$525,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,733
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	16765 112a Street
Area	Edmonton
Subdivision	Canossa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 6J6

### Amenities

Amenities	Ceiling 9 ft.
Parking	Double Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
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Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Fruit Trees/Shrubs, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary          Dunlas School

### **Additional Information**

Date Listed          August 22nd, 2025

Days on Market      10

Zoning                Zone 27

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