

\$489,888 - 11733 167b Avenue, Edmonton

MLS® #E4431409

\$489,888

3 Bedroom, 3.50 Bathroom, 1,453 sqft

Single Family on 0.00 Acres

Canossa, Edmonton, AB

Welcome to this Fabulous 3 bed 3.5 bath two storey home in Canossa in Northwest Edmonton. This home can be summerized in 1 word, STUNNING! The home Features 9 ft ceilings, it offers a spacious open concept main floor, with den/office with french doors on the main, Cherrywood cabinetry in the kitchen with center island & eating bar, your great room comes with gas fireplace. Eating area with patio door to your composite deck & gas line for BBQ, They are 3 bedrooms on upper level, Primary with walk in closet and 4 piece ensuite. Fully developed (9 ft high) lower level with rec room & extra full bath. Oversize detached garage with access to the huge storage above, the gargage is 10 ft high & is fully insulated. The garage door is 9' x 18'. This is perfect for oversized trucks. Pride of ownership is evident throughout this home. The backyard is fully fenced and landscaped. The home comes with a Secuirity system installed. This home has central air! You will love your Custom Hunter Douglas blinds throughout.



Built in 2007

Essential Information

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Price \$489,888

Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,453
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	11733 167b Avenue
Area	Edmonton
Subdivision	Canossa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 0B1

Amenities

Amenities	Deck, Front Porch, Hot Water Natural Gas
Parking	Double Garage Detached, Insulated, Over Sized

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Stove-Induction, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Schools, Shopping Nearby, Treed Lot

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 17th, 2025
Days on Market	60
Zoning	Zone 27

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