

\$499,000 - 11532 170 Avenue, Edmonton

MLS® #E4441881

\$499,000

4 Bedroom, 3.50 Bathroom, 1,453 sqft

Single Family on 0.00 Acres

Canossa, Edmonton, AB

This premium Canossa residence perfectly combines coveted lakeside living with modern convenience. Upon entering, the open-concept layout immediately impresses with expansive views, where sunlight streams through floor-to-ceiling windows onto warm Newer LVP floors, creating an inviting ambiance. The thoughtfully designed kitchen features a marble-topped island and corner pantry, blending aesthetics with functionality. The primary suite boasts a luxurious soaking tub and walk-in closet, complemented by two sun-filled bedrooms sharing a 4pc bathroom. The finished basement includes a kitchenette, recreation area, bedroom and 4pc bathroom. Outside, the professionally landscaped backyard features an expansive lakeside deck, productive greenhouse and mature fruit trees - creating a private oasis for relaxation and gardening. Nestled in a peaceful neighborhood within walking distance to Walmart and with easy Henday access, this home offers the perfect blend of urban convenience and natural beauty.

Built in 2000

Essential Information

MLS® # E4441881

Price \$499,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,453
Acres	0.00
Year Built	2000
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	11532 170 Avenue
Area	Edmonton
Subdivision	Canossa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 5Z4

Amenities

Amenities	See Remarks
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Microwave Hood Fan, Stove-Electric, Washer, Refrigerators-Two
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 June 12th, 2025

Days on Market 61

Zoning Zone 27

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