

## \$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                89  
Zoning                              Zone 27

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