

## \$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                83

Zoning                              Zone 27

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Listing information last updated on September 3rd, 2025 at 7:17pm MDT