

\$539,000 - 11618 173a Avenue, Edmonton

MLS® #E4447736

\$539,000

4 Bedroom, 3.50 Bathroom, 1,473 sqft

Single Family on 0.00 Acres

Canossa, Edmonton, AB

Absolutely stunning 2-storey home with endless upgrades all over the home with a fully finished basement and an insulated heated garage. No pets and non-smoking home. This home has 4 bedrooms and 4 bathrooms, main floor laundry, central A/C, gas fireplace, dream kitchen with granite/quartz countertops, and huge pantry. Full sized newly painted deck, high end storage shed with front/side windows and skylight. The master bedroom features a barn door, gleaming hardwood floors, his and her closets, 5pcs ensuite with live edge countertop, double sinks, 2 shower heads, and tile flooring. The main bathroom has new marble floors and cabinets. The basement is fully finished with a 3pcs bathroom, bedroom, family room. Upgrades includes: newer roof shingles, hot water tank, humidifier, A/C, light fixtures, curtains and blinds. Just steps away to access the Canossa Lake, public transportation, picnic areas, & playgrounds.

Built in 2002

Essential Information

| | |
|------------|-----------|
| MLS® # | E4447736 |
| Price | \$539,000 |
| Bedrooms | 4 |
| Bathrooms | 3.50 |
| Full Baths | 3 |

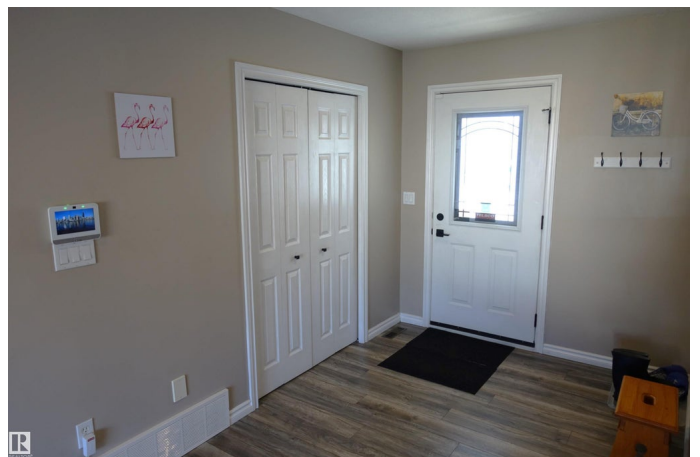


Upgrades to this Home:

- Newer Roof Shingles
- Newer Hot Water Tank
- Newer Humidifier
- Curtains and Blinds
- Light Fixtures Main and Upper Floors
- Kitchen Granite and Quartz Countertops
- Bathroom Marble Tiles
- Central Air Conditioning
- High End Storage Shed

Features:

- Steps away from the Canossa Lake
- Direct view of the Lake from the front porch and upper floor
- Located in middle of a non-primary street where it is quiet
- Steps away from bus stops
- Close to shopping centers, playgrounds and schools
- Beautiful well maintained green grass



| | |
|----------------|------------------------|
| Half Baths | 1 |
| Square Footage | 1,473 |
| Acres | 0.00 |
| Year Built | 2002 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 11618 173a Avenue |
| Area | Edmonton |
| Subdivision | Canossa |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5X 6C5 |

Amenities

| | |
|-----------|--|
| Amenities | Air Conditioner, Deck, Detectors Smoke, Front Porch, Hot Water Natural Gas, No Animal Home, No Smoking Home, Smart/Program. Thermostat |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, TV Wall Mount, Garage Heater |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Glass Door |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | No Back Lane, Picnic Area, Playground Nearby, Public Transportation, View Lake |

| | |
|--------------|--------------------|
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 14th, 2025 |
| Days on Market | 62 |
| Zoning | Zone 27 |

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Listing information last updated on September 14th, 2025 at 6:17pm MDT