

\$459,900 - 11306 173 Avenue, Edmonton

MLS® #E4438025

\$459,900

3 Bedroom, 3.00 Bathroom, 1,163 sqft

Single Family on 0.00 Acres

Canossa, Edmonton, AB

Welcome to this beautifully maintained 4-level split home nestled in the heart of Canossa, backing directly onto serene green space for added privacy and stunning views. This spacious and thoughtfully designed property offers a perfect blend of functionality and charm, featuring multiple living areas ideal for growing families or those who love to entertain. The open-concept main floor flows effortlessly from the bright living room to the well-appointed kitchen and dining area. Upstairs, you'll find generously sized bedrooms, including a peaceful primary suite. The lower levels offer a cozy family room, recreation room, and plenty of storage space. Located in a quiet, family-friendly neighborhood close to schools, parks, shopping, and transit, this home is a rare find in a highly sought-after location. Some upgrades include, newer shingles, hot water tank, sump pump, carpet & paint. Don't miss your chance to enjoy comfort, space, and the beauty of nature right in your own backyard!

Built in 1993

Essential Information

MLS® # E4438025

Price \$459,900



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,163
Acres	0.00
Year Built	1993
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

Community Information

Address	11306 173 Avenue
Area	Edmonton
Subdivision	Canossa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 5Y4

Amenities

Amenities	Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, Vaulted Ceiling, Vacuum System-Roughed-In
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed May 22nd, 2025

Days on Market 34

Zoning Zone 27

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 25th, 2025 at 5:17am MDT