

## **\$474,900 - 11548 167a Avenue, Edmonton**

MLS® #E4430266

**\$474,900**

4 Bedroom, 3.00 Bathroom, 1,484 sqft

Single Family on 0.00 Acres

Canossa, Edmonton, AB

1483 SQ FT. PLUS FULLY FINISHED BASEMENT.....3 BEDROOMS UPSTAIRS PLUS OFFICE DEN WITH WINDOW IN THE BASEMENT.....TOTAL OF 4 BATHROOMS ( 2 FULL & 2 HALF BATH ).....MAIN FLOOR HAS GAS FIREPLACE, CHERRY HARDWOOD FLOORING, NEWER STAINLESS STEEL APPLIANCES IN THE KITCHEN, CERAMIC TILES IN THE BATHROOM AND CARPET THROUGHOUT THE UPPER FLOOR AND BASEMENT.....PRIMARY BEDROOM HAS A WALK IN CLOSET AND A FULL ENSUITE BATH WITH CORNER JETTED TUB AND STANDING SHOWER.....FULLY FINISHED BASEMENT HAS FAMILY ROOM, 2 PC BATH AND A DEN, LAUNDRY AREA AND UTILITY ROOM.....WELL MANICURED BACKYARD WITH DECK AND A HOT TUB, STORAGE SHED.....ROOF WAS REPLACED IN 2022.....THIS BEAUTIFUL HOME IS LOCATED IN THE DESIRABLE COMMUNITY OF CANOSSA..... CLOSE TO MAJOR SHOPPING AND TO THE ANTHONY HENDAY.....HURRY! DON'T MISS THIS GREAT OPPORTUNITY!

Built in 2002

### **Essential Information**

MLS® #

E4430266



|                |                        |
|----------------|------------------------|
| Price          | \$474,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 2                      |
| Square Footage | 1,484                  |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 11548 167a Avenue |
| Area        | Edmonton          |
| Subdivision | Canossa           |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5X 6G9           |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Hot Tub                |
| Parking   | Double Garage Attached |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior          | Wood, Vinyl                   |
| Exterior Features | Fenced, Flat Site, Landscaped |
| Roof              | Asphalt Shingles              |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 71               |
| Zoning         | Zone 27          |

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Listing information last updated on June 20th, 2025 at 7:32am MDT