

## \$489,900 - 11314 167a Avenue, Edmonton

MLS® #E4429519

**\$489,900**

3 Bedroom, 2.50 Bathroom, 1,785 sqft

Single Family on 0.00 Acres

Canossa, Edmonton, AB

Abundance of natural light in this 2 story. OPEN TO ABOVE main floor living area comes with huge windows which brings lots of natural light into the house. Main floor comes with kitchen, main floor 2pc bath, laundry and dining area. On top floor you will get master bedroom with its own ensuite. 2 more bedrooms and a full common bath and a loft area. Fully landscaped, fenced and deck. Beautiful location close to all amenities. Comes with double attached garage. A Must See!

Built in 2007

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4429519               |
| Price          | \$489,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,785                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |



## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 11314 167a Avenue |
| Area        | Edmonton          |
| Subdivision | Canossa           |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5X 0A7           |

## Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, See Remarks      |
| 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           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Fenced, Landscaped, No Back Lane, Public Transportation, Schools |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 7th, 2025 |
| Days on Market | 12              |
| Zoning         | Zone 27         |

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Listing information last updated on April 19th, 2025 at 10:32am MDT