

## **\$499,888 - 11733 167b Avenue, Edmonton**

MLS® #E4431409

**\$499,888**

3 Bedroom, 3.50 Bathroom, 1,453 sqft

Single Family on 0.00 Acres

Canossa, Edmonton, AB

Welcome to this Fabulous 3 bed 3.5 bath two storey home in Canossa in Northwest Edmonton. This home can be summerized in 1 word, STUNNING! The home Features 9 ft ceilings, it offers a spacious open concept main floor, with den/office with french doors on the main, Cherrywood cabinetry in the kitchen with center island & eating bar, your great room comes with gas fireplace. Eating area with patio door to your composite deck & gas line for BBQ, They are 3 bedrooms on upper level, Primary with walk in closet and 4 piece ensuite. Fully developed (9 ft high) lower level with rec room & extra full bath. Oversize detached garage with access to the huge storage above, the gargage is 10 ft high & is fully insulated. The garage door is 9' x 18'. This is perfect for oversized trucks. Pride of ownership is evident throughout this home. The backyard is fully fenced and landscaped. The home comes with a Secuirity system installed. This home has central air! You will love your Custom Hunter Douglas blinds throughout.

Built in 2007

### **Essential Information**

MLS® # E4431409

Price \$499,888



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,453
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	11733 167b Avenue
Area	Edmonton
Subdivision	Canossa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 0B1

### Amenities

Amenities	Deck, Front Porch, Hot Water Natural Gas
Parking	Double Garage Detached, Insulated, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Stove-Induction, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Schools, Shopping Nearby, Treed Lot

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 17th, 2025
Days on Market	3
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 April 20th, 2025 at 2:47am MDT