

## \$579,980 - 11715 174 Avenue, Edmonton

MLS® #E4446307

**\$579,980**

4 Bedroom, 3.50 Bathroom, 2,067 sqft

Single Family on 0.00 Acres

Canossa, Edmonton, AB

Welcome to this beautiful two storey 4 bedroom home located in the heart of Canossa. This open style concept has with 18 ft California knockdown ceilings, pot-lights, gleaming hardwood, large windows & a beautiful gas fireplace. The kitchen features lots cabinet space & granite counter tops with a tile backsplash. The cozy family room, dining room come with hardwood flooring & upgraded 2 piece bathroom complete the main floor. The upper floor features 3 spacious bedrooms, laundry room & a full bathroom with a center loft. The primary bedroom has a walk-in closet & 4 piece ensuite . Enjoy the fully-finished basement featuring a large recreation room with built-in gas fireplace and a large bedroom adjacent to the office area and a 4 piece bathroom. Upgrades done in the past ten years include painting and newer shingles. This home also comes with a side separate entrance and sides onto a walking path for added privacy.

Built in 2009

### Essential Information

MLS® #	E4446307
Price	\$579,980
Bedrooms	4
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	2,067
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	11715 174 Avenue
Area	Edmonton
Subdivision	Canossa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 0A3

### Amenities

Amenities	See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Landscaped, Park/Reserve, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 7th, 2025
Days on Market	1
Zoning	Zone 27

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