

## **\$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	67
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 16th, 2025 at 7:32pm MDT