

## \$549,900 - 11346 173 Avenue, Edmonton

MLS® #E4444639

**\$549,900**

5 Bedroom, 3.50 Bathroom, 1,893 sqft

Single Family on 0.00 Acres

Canossa, Edmonton, AB

Swap the city buzz for pure birdsong in this Coventry-built 5-bed, 3.5-bath haven backing directly onto protected green space in Canossa. Almost 1,900 sq ft above grade greets you with a dramatic vaulted-ceiling living room—“instant wow.” The chef-ready kitchen dazzles with granite counters, gas stove, walk-in pantry and patio doors to a sun-drenched deck with a built-in propane line (BBQ season starts day one). Slip into the fireplace-anchored family room for movie night, or put the main-floor bedroom/den to work as an office or playroom. Laundry and a handy 2-pc bath round out the main level. Upstairs, two bright kids’™ rooms share a full bath, while your spacious primary retreat boasts a walk-in closet, jetted tub and separate shower. Fully finished lower level offers true multigenerational living: 2 more bedrooms, a cozy rec zone, snack-ready second kitchenette and 3-pc bath. Central A/C, storage shed, and endless sunset views complete the picture—“quiet, family-friendly, and just minutes to the Henday

Built in 1994

### Essential Information

MLS® # E4444639

Price \$549,900



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,893
Acres	0.00
Year Built	1994
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	11346 173 Avenue
Area	Edmonton
Subdivision	Canossa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 5Y7

### Amenities

Amenities	On Street Parking, Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vaulted Ceiling, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking	Double Garage Attached
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Tile Surround
Stories	3

Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Backs Onto Park/Trees, Creek, Low Maintenance Landscape, No Back Lane, Schools, Shopping Nearby, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed	June 27th, 2025
Days on Market	25
Zoning	Zone 27

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Listing information last updated on July 22nd, 2025 at 5:32pm MDT