

Courtesy Of Billy Assaf Of RE/MAX River City

## **\$569,900 - 11908 175 Avenue, Edmonton**

MLS® #E4448376

**\$569,900**

4 Bedroom, 3.50 Bathroom, 1,916 sqft

Single Family on 0.00 Acres

Canossa, Edmonton, AB

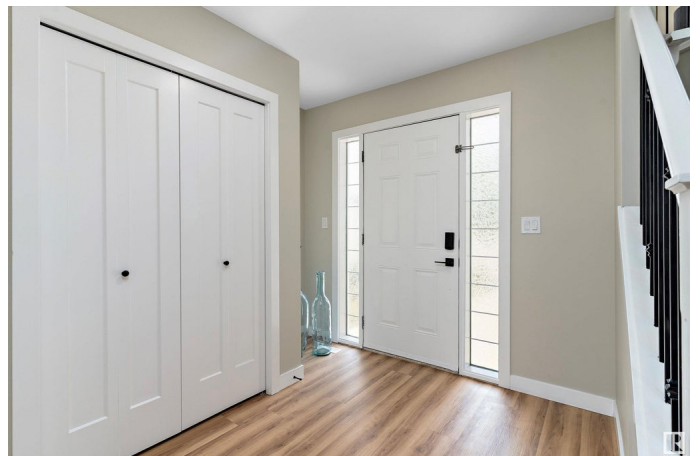
**ABSOLUTELY STUNNING!!** Welcome to the lovely community of Canossa, offering over 2700 sqft of living space, backing green space. This home has been completely renovated from top to bottom, nothing spared with top end finishes throughout. Luxury vinyl plank throughout, the perfect layout. Main floor features a spacious living room with large windows and fireplace. Dream kitchen with large island, great for gatherings and entertaining, quartz counters, pantry, S/S appliances and tons of cabinets. Spacious dining area that leads to the large deck and private yard. Upstairs offers a big bonus room, 3 bdrms and 2 full bath, primary bdrm features a walk-in closet and stunning 5-piece spa like en-suite. Basement complete with additional bedroom, 4-piece bath and large recreation room. Additional upgrades include new furnace, hot water tank, new electrical and plumbing. Close to shopping, schools, playground, public transportation, Anthony Henday and all major amenities. Double attached garage with epoxy floors.

Built in 2006

### **Essential Information**

MLS® # E4448376

Price \$569,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,916
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	11908 175 Avenue
Area	Edmonton
Subdivision	Canossa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 0A5

### Amenities

Amenities	Deck, Detectors Smoke, Vaulted Ceiling, Vinyl Windows
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Playground Nearby, Public

	Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Baturyn School
Middle	Mary Butterworth School
High	Queen Elizabeth School

### **Additional Information**

Date Listed	July 17th, 2025
Days on Market	5
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 July 22nd, 2025 at 12:03pm MDT