

Courtesy Of Jimmy Halabi Of Liv Real Estate

## **\$499,900 - 17217 115 Street, Edmonton**

MLS® #E4434832

**\$499,900**

4 Bedroom, 2.50 Bathroom, 1,299 sqft

Single Family on 0.00 Acres

Canossa, Edmonton, AB

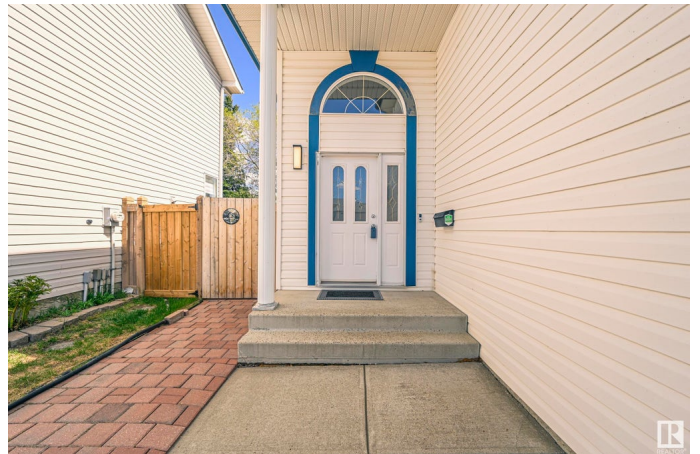
Picture Perfect newly renovated 4 Bedroom Bi-Level in the beautiful community of Canossa! This stunning updated home will sure to impress and is the family home you have been waiting for. As you enter inside you are greeted to SOARING foyer ceiling, beautiful modern fixtures throughout, gorgeous staircase that leads you to the BRIGHT open living room w/ fireplace & newly renovated modern kitchen with stainless steel appliances. Dinning room is perfectly set for family gatherings overlooking the newly built spacious deck. Main level offers full bath, 2 spacious bedrooms and upper level comes complete with a primary room and full ensuite. Fully Finished basement is ideal for a secondary family room with entertainment unit, bedroom and bath with plenty of room for storage. Private backyard is fully fenced with mature trees and is perfect for summer gatherings. Home is situated across from a lake and park and walking distance to LA Fitness and close proximity to Henday, Walmart and all major amenities.

Built in 1998

### **Essential Information**

MLS® # E4434832

Price \$499,900



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,299
Acres	0.00
Year Built	1998
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	17217 115 Street
Area	Edmonton
Subdivision	Canossa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 5Y1

### Amenities

Amenities	Off Street Parking, Deck, No Animal Home, No Smoking Home
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, No Back Lane, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Dunluce
Middle	Mary Butterworth
High	M.E. Lazert

**Additional Information**

Date Listed	May 6th, 2025
Days on Market	7
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 May 13th, 2025 at 9:17pm MDT