

## \$575,000 - 11839 174 Avenue, Edmonton

MLS® #E4453059

**\$575,000**

3 Bedroom, 2.50 Bathroom, 2,243 sqft

Single Family on 0.00 Acres

Canossa, Edmonton, AB

Welcome to this well-maintained 3-bedroom, 2.5-bathroom home, proudly owned by the original owners, situated on one of the biggest yards in Canossa! This property offers an unbeatable combination of space, comfort, and functionality. Step inside to a bright and inviting main floor featuring a versatile den that can be used as a home office or 4th bedroom, a cozy gas fireplace in the living room, and a functional kitchen with ample cabinetry & WALK THRU PANTRY. Laundry in mudroom on main floor. Upstairs, youâ€™ll find a spacious bonus room, perfect for movie nights or a play area, along with 3 generous bedrooms, including a primary suite with its own ensuite. Enjoy year-round comfort with central A/C, and take advantage of the double attached garage and unfinished basement ready for your personal touch. The massive backyard is a rare findâ€”fully landscaped with a concrete patio, shed, and firepitâ€”ideal for entertaining or simply relaxing outdoors. Located on a quiet street in a family-friendly community.

Built in 2006

### Essential Information

MLS® # E4453059

Price \$575,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,243                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 11839 174 Avenue |
| Area        | Edmonton         |
| Subdivision | Canossa          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5X 0A6          |

### Amenities

|                |                                                                                                                    |
|----------------|--------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Closet Organizers, Detectors Smoke, Fire Pit, Hot Water Natural Gas, Patio, Television Connection |
| Parking Spaces | 4                                                                                                                  |
| Parking        | Double Garage Attached                                                                                             |

### Interior

|                   |                                                                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                              |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                                           |
| Fireplaces        | Insert                                                                                                                                                                        |
| Stories           | 2                                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                           |
| Basement          | Full, Unfinished                                                                                                                                                              |

### Exterior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                      |
| Exterior Features | Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                  |
| Construction      | Wood, Stucco                                                                                                      |
| Foundation        | Concrete Perimeter                                                                                                |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 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 August 19th, 2025 at 6:17pm MDT