

## **\$529,900 - 11241 167a Avenue, Edmonton**

MLS® #E4451944

**\$529,900**

3 Bedroom, 2.50 Bathroom, 1,794 sqft

Single Family on 0.00 Acres

Canossa, Edmonton, AB

Welcome to this updated 1794 SqFt 2 storey detached home, perfectly nestled in the quiet, family-friendly neighborhood of Canossa. Original owner shows the pride of ownership. With 3 bedrooms, 2.5 baths, a versatile bonus room and AC, this home is a perfect layout for growing families or those who love to entertain. The main floor features vinyl plank flooring, the chef's kitchen with quartz countertops and SS appliances, living room, dinette adjacent to the kitchen, convenient main floor laundry, and 2 piece bath. The second floor features a spacious bonus, the main bedroom with a 4 piece ensuite, 2 more good sized bedrooms, and another 4 piece bathroom. The partially finished basement awaits your final touches. The fully fenced SOUTH FACING backyard is perfect for enjoying summer fun in the sun. Fully fenced with a deck, natural gas BBQ hook-up and a fire pit. RECENT UPGRADES: NEW ROOF (2024), NEW FLOORING vinyl plank+carpet 2025, NEW PAINT 2025, Furnace/AC/HWT 2023. All you need to do is move in.

Built in 2006

### **Essential Information**

MLS® # E4451944

Price \$529,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,794                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 11241 167a Avenue |
| Area        | Edmonton          |
| Subdivision | Canossa           |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5X 0A8           |

### Amenities

|           |                                                                                                              |
|-----------|--------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Fire Pit, No Animal Home, No Smoking Home, Patio, See Remarks, Natural Gas BBQ Hookup |
| Parking   | Double Garage Attached                                                                                       |

### Interior

|                   |                                                                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                       |
| Stories           | 2                                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                                             |
| Basement          | Full, Partially Finished                                                                                                                                                        |

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior          | Wood, Vinyl                                              |
| Exterior Features | Fenced, Flat Site, Schools, Shopping Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 17               |
| Zoning         | Zone 27          |

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Listing information last updated on August 25th, 2025 at 2:17pm MDT