

## \$549,900 - 11528 169a Avenue, Edmonton

MLS® #E4440299

**\$549,900**

4 Bedroom, 3.50 Bathroom, 1,748 sqft

Single Family on 0.00 Acres

Canossa, Edmonton, AB

Stunning 2-storey, nicely renovated and updated, meticulously maintained. Newer Kitchen, stainless steel appliances, double oven range, granite counters and island, updated cabinets. Finished basement w/3 piece bathroom. AC and Furnace replaced in 2022, Roof and eaves trough are newer, large primary bedroom w/ensuite, walk-in closet and jetted tub, recently painted throughout, gas fireplace, beautiful hardwood floors and lush carpet. This home is great for entertaining and family gatherings, with a massive deck and backyard. Sun and shade with the mature trees, very private. Walk in and be amazed, this property looks like a showhome.

Maintenance free shed, deck lighting and water feature included. Close to shopping, schools and great access everywhere.

Built in 1998

### Essential Information

MLS® #	E4440299
Price	\$549,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,748
Acres	0.00



Year Built	1998
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	11528 169a Avenue
Area	Edmonton
Subdivision	Canossa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 5Z5

### Amenities

Amenities	Air Conditioner, Deck, Hot Water Natural Gas
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Flat Site, Golf Nearby, Landscaped, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 4th, 2025
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Days on Market 10

Zoning Zone 27

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