

## \$469,900 - 11548 167a Avenue, Edmonton

MLS® #E4449306

**\$469,900**

4 Bedroom, 3.00 Bathroom, 1,484 sqft

Single Family on 0.00 Acres

Canossa, Edmonton, AB

2 Storey with Fully Finished Basement in Canossa (Castlewood)..... 3 Bedrooms upstairs plus office den with window in the basement.... Total of 4 Bathrooms ( 2 Full and 2 Half Baths )....Main Floor has Gas Fireplace, Cherry hardwood flooring, Newer Stainless Steel Appliances in the Kitchen, Ceramic Tiles in the Bathrooms and Carpet throughout the upper floor and basement.....Primary Bedroom has a Walk-In Closet and a Full Ensuite Bath with Corner Jetted Tub and Standing Shower...The Fully finished basement has a family room, 2 pc bath, Office den, laundry area and utility room....Well manicured backyard with deck, hot tub and storage shed..... Roof was replaced in 2022.....Sump Pump was replaced last month...This beautiful home is close to major shopping and the Anthony Henday....Hurry! Don't miss this great opportunity!

Built in 2002

### Essential Information

MLS® #	E4449306
Price	\$469,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	2



Square Footage	1,484
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	11548 167a Avenue
Area	Edmonton
Subdivision	Canossa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 6G9

### Amenities

Amenities	Hot Tub
Parking Spaces	4
Parking	Double Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed July 24th, 2025

Days on Market 4

Zoning Zone 27

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