

## \$598,900 - 11827 174 Av, Edmonton

MLS® #E4428511

**\$598,900**

5 Bedroom, 3.50 Bathroom, 2,082 sqft

Single Family on 0.00 Acres

Canossa, Edmonton, AB

This custom-built 2-story home boasts an open floor plan with 3+2 bedrooms and 3.5 bathrooms, offering a spacious and modern living experience. The fully landscaped, maintenance-free backyard, along with rich cabinetry and stainless steel appliances, complements the home's inviting design. The expansive living room on the main floor is flooded with natural light from large windows and features a cozy gas fireplace, hardwood flooring, granite countertops, ceramic tile, a walk-through pantry, and a covered deck. Upstairs, you'll find a generous bonus room, three well-sized bedrooms, a 4-piece bathroom, and a master suite with a luxurious 4-piece ensuite, including a Jacuzzi tub and a standalone shower. The professionally finished basement offers two additional bedrooms, a third full bathroom, and a spacious games room ideal for family entertainment. With quick access to the Henday and walking distance to schools, ponds, parks, and local transit, this home is perfectly located for convenience and comfort.

Built in 2011

### Essential Information

MLS® # E4428511

Price \$598,900



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,082
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	11827 174 Av
Area	Edmonton
Subdivision	Canossa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 0A6

### Amenities

Amenities	See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 1st, 2025
Days on Market	23
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 April 24th, 2025 at 4:32am MDT