

Courtesy Of Hardik Saini Of Save Max Edge

\$584,900 - 11827 174 Av, Edmonton

MLS® #E4433535

\$584,900

5 Bedroom, 3.5 Bathroom, 2,082 sqft
Single Family on 0.00 Acres

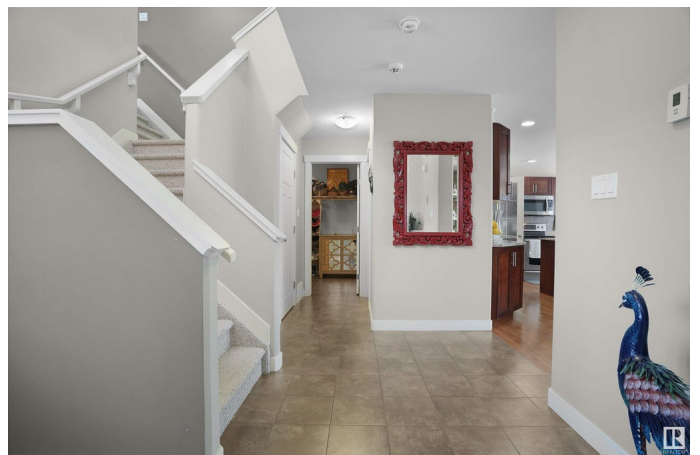
Canossa, Edmonton, AB

Welcome to this beautiful custom-built 2-storey home offering 5 bedrooms and 3.5 bathrooms with a spacious, open-concept layout designed for modern living. The main floor features a gourmet kitchen with SS appliances, granite countertops, a corner walk-through pantry and ample cabinetry. The dining area overlooks the landscaped backyard, while the bright living room boasts large windows, hardwood flooring and a cozy gas fireplace. A convenient 2-pc powder room completes the main level. Upstairs, you will find a generous bonus room, laundry, two well-sized bedrooms, a 4-pc bath and a luxurious primary suite with a walk-in closet and 5-pc ensuite, including a Jacuzzi tub and separate shower. A Well finished basement offers two additional bedrooms, a 3-pc bath and a spacious recreation room. Enjoy a fully landscaped, maintenance-free backyard with a covered deck and an attached double garage. Close to schools, parks, ponds, transit, and the Anthony Henday.

Built in 2011

Essential Information

| | |
|-----------|-----------|
| MLS® # | E4433535 |
| Price | \$584,900 |
| 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 | Deck, Vinyl Windows, See Remarks |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Glass Door, Tile Surround |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof | Asphalt Shingles |

Construction Wood, Vinyl
Foundation Concrete Perimeter

Additional Information

Date Listed April 30th, 2025
Days on Market 50
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 June 19th, 2025 at 6:48am MDT