

\$584,900 - 11827 174 Av, Edmonton

MLS® #E4433535

\$584,900

5 Bedroom, 3.50 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	35
Zoning	Zone 27

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