

Courtesy Of Hardik Saini Of RE/MAX Excellence

\$598,900 - 11827 174 Av, Edmonton

MLS® #E4428511

\$598,900

5 Bedroom, 3.50 Bathroom, 1,929 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 | 1,929 |
| 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 3
Zoning Zone 27

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Listing information last updated on April 4th, 2025 at 11:32am MDT