

Courtesy Of Kyla Ayres Of Real Broker

\$499,900 - 11617 173a Avenue, Edmonton

MLS® #E4437275

\$499,900

3 Bedroom, 3.00 Bathroom, 1,606 sqft

Single Family on 0.00 Acres

Canossa, Edmonton, AB

LAKE VIEWS, WALKOUT BASEMENT & DOUBLE FIREPLACES IN CANOSSA! This beautifully maintained 2-storey detached home in Canossa offers the perfect combination of comfort, function, and lakeside living. Situated on a walkout lot backing onto the lake, this home features 3 bedrooms, 4 bathrooms, and a fully finished basement designed for both relaxation and entertainment. Enjoy your morning coffee or host summer BBQs on the spacious 280 sq ft upper deck— with a walkout-level deck below, complete with natural gas hookups. Cozy up by either of the two fireplaces (main floor and basement), and unwind in the theatre-style setup downstairs, complete with extra storage space for your convenience. Recent updates include a rebuilt furnace, central air conditioning, a humidifier, and a new roof—ensuring year-round comfort and peace of mind. A double attached garage and location near parks, schools, and shopping make this home as practical as it is picturesque. Lakeside views, walkout living, come take a look!

Built in 2002

Essential Information

MLS® # E4437275

Price \$499,900



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,606
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	11617 173a Avenue
Area	Edmonton
Subdivision	Canossa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 6C5

Amenities

Amenities	Air Conditioner, Deck, Fire Pit, No Animal Home, No Smoking Home, Walkout Basement, Natural Gas BBQ Hookup
Parking	Double Garage Attached
Is Waterfront	Yes

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Lake, Fenced, Flat Site, Landscaped, Schools, Shopping Nearby, Stream/Pond
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 19th, 2025
Days on Market	4
Zoning	Zone 27

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