

## \$479,900 - 17019 115 Street, Edmonton

MLS® #E4437145

**\$479,900**

3 Bedroom, 2.00 Bathroom, 1,272 sqft

Single Family on 0.00 Acres

Canossa, Edmonton, AB

Visit REALTOR® website for additional information: Welcome to this WELL-MAINTAINED 1,272 sq ft bilevel in the beautiful community of Canossa, proudly offered by the ORIGINAL OWNERS. This 3-bedroom, 2-bath home features a spacious layout with VAULTED CEILINGS in the living room and stunning hardwood floors on the main level. The primary suite includes a 4-piece ensuite and walk-in closet. The true OAK KITCHEN opens to an impressive two-tier deck, perfect for outdoor entertaining. Enjoy year-round comfort with CENTRAL AIR CONDITIONING and a cozy GAS FIREPLACE in the basement. The unfinished lower level offers endless possibilities for customization. Additional features include a newer roof, central vacuum system, and a double attached garage. Ideally situated across from a scenic lake and park, and close to transit, schools, and shopping. A rare opportunity in a FANTASTIC LOCATION!

Built in 1997

### Essential Information

MLS® #	E4437145
Price	\$479,900
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	1,272
Acres	0.00
Year Built	1997
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	17019 115 Street
Area	Edmonton
Subdivision	Canossa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 5Y1

### Amenities

Amenities	Air Conditioner, Deck, No Smoking Home, Vaulted Ceiling
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 17th, 2025
Days on Market	3
Zoning	Zone 27

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