

\$549,900 - 11528 169a Avenue, Edmonton

MLS® #E4440299

\$549,900

4 Bedroom, 3.50 Bathroom, 1,748 sqft

Single Family on 0.00 Acres

Canossa, Edmonton, AB

Stunning 2-storey, nicely renovated and updated, meticulously maintained. Newer Kitchen, stainless steel appliances, double oven range, granite counters and island, updated cabinets. Finished basement w/3 piece bathroom. AC and Furnace replaced in 2022, Roof and eaves trough are newer, large primary bedroom w/ensuite, walk-in closet and jetted tub, recently painted throughout, gas fireplace, beautiful hardwood floors and lush carpet. This home is great for entertaining and family gatherings, with a massive deck and backyard. Sun and shade with the mature trees, very private. Walk in and be amazed, this property looks like a showhome.

Maintenance free shed, deck lighting and water feature included. Close to shopping, schools and great access everywhere.

Built in 1998

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4440299 |
| Price | \$549,900 |
| Bedrooms | 4 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,748 |
| Acres | 0.00 |



| | |
|------------|------------------------|
| Year Built | 1998 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 11528 169a Avenue |
| Area | Edmonton |
| Subdivision | Canossa |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5X 5Z5 |

Amenities

| | |
|-----------|--|
| Amenities | Air Conditioner, Deck, Hot Water Natural Gas |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Brick, Vinyl |
| Exterior Features | Flat Site, Golf Nearby, Landscaped, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Brick, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|-------------|----------------|
| Date Listed | June 4th, 2025 |
|-------------|----------------|

Days on Market 7

Zoning Zone 27

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Listing information last updated on June 11th, 2025 at 2:32am MDT