

Courtesy Of Hardik Saini Of Save Max Edge

## \$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 | 94               |
| Zoning         | Zone 27          |

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Listing information last updated on August 2nd, 2025 at 4:32pm MDT