Courtesy Of Sergio Maione Of RE/MAX Elite

$575,000 - 11839 174 Avenue, Edmonton

MLS® #E4453059

$575,000
3 Bedroom, 2.50 Bathroom, 2,243 sqft
Single Family on 0.00 Acres

Canossa, Edmonton, AB

Welcome to this well-maintained 3-bedroom, 2.5-bathroom home, proudly owned by the original owners, situated on one of the biggest yards in Canossa! This property offers an unbeatable combination of space, comfort, and functionality. Step inside to a bright and inviting main floor featuring a versatile den that can be used as a home office or 4th bedroom, a cozy gas fireplace in the living room, and a functional kitchen with ample cabinetry & WALK THRU PANTRY. Laundry in mudroom on main floor. Upstairs, youâ€™ll find a spacious bonus room, perfect for movie nights or a play area, along with 3 generous bedrooms, including a primary suite with its own ensuite. Enjoy year-round comfort with central A/C, and take advantage of the double attached garage and unfinished basement ready for your personal touch. The massive backyard is a rare findâ€”fully landscaped with a concrete patio, shed, and firepitâ€”ideal for entertaining or simply relaxing outdoors. Located on a quiet street in a family-friendly community.

Built in 2006

Essential Information

MLS® #	E4453059
Price	$575,000

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,243
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	11839 174 Avenue
Area	Edmonton
Subdivision	Canossa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 0A6

Amenities

Amenities	Air Conditioner, Closet Organizers, Detectors Smoke, Fire Pit, Hot Water Natural Gas, Patio, Television Connection
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 14th, 2025
Days on Market	6
Zoning	Zone 27

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