

Courtesy Of Hardik Saini Of RE/MAX Excellence

# \$598,900 - 11827 174 Av, Edmonton

MLS® #E4428511

**\$598,900**

5 Bedroom, 3.50 Bathroom, 1,929 sqft  
Single Family on 0.00 Acres

Canossa, Edmonton, AB

This custom-built 2-story home boasts an open floor plan with 3+2 bedrooms and 3.5 bathrooms, offering a spacious and modern living experience. The fully landscaped, maintenance-free backyard, along with rich cabinetry and stainless steel appliances, complements the home's inviting design. The expansive living room on the main floor is flooded with natural light from large windows and features a cozy gas fireplace, hardwood flooring, granite countertops, ceramic tile, a walk-through pantry, and a covered deck. Upstairs, you'll find a generous bonus room, three well-sized bedrooms, a 4-piece bathroom, and a master suite with a luxurious 4-piece ensuite, including a Jacuzzi tub and a standalone shower. The professionally finished basement offers two additional bedrooms, a third full bathroom, and a spacious games room ideal for family entertainment. With quick access to the Henday and walking distance to schools, ponds, parks, and local transit, this home is perfectly located for convenience and comfort.

Built in 2011

## Essential Information

MLS® # E4428511

Price \$598,900



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,929
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	See Remarks
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction Wood, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed April 1st, 2025  
Days on Market 2  
Zoning Zone 27

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