\$489,900 - 16828 117 Street, Edmonton

MLS® #E4442340

\$489.900

4 Bedroom, 3.00 Bathroom, 1,377 sqft Single Family on 0.00 Acres

Canossa, Edmonton, AB

Welcome to this beautiful Air Conditioned 4 Bedroom Bi-level in quiet Canossa, walking distance to Canossa Lake. Enjoy an open concept main floor flooded with natural light, gleaming hardwood floors, soaring vaulted ceilings & a gas FP. Kitchen features a large island w b/in wine rack, abundant cabinets & pot drawers + walk in pantry and is open to large dinette. Upper Primary Bedroom is private and spacious w vaulted ceiling, walk-in closet, window seat & 4 pcs ensuite. Fully finished lower level has large family room with 2nd gas FP, 2 bedrooms, a full bathroom + plenty of storage. The West facing fenced yard is an outdoor oasis. Enjoy a huge maintenance free deck and railing w electric awning + gas line for BBQ. Stunning landscaping & perennials! Heated finished double garage is freshly painted including floor with floor drain + water faucets. New shingles 2016, Bsmt flooring 2021, Furnace 2020, A/C 2021, H2O Tank 2017, and repainted 2020. Easy access to shops, schools, all amenities & Anthony Henday.







Built in 2005

Essential Information

MLS® # E4442340 Price \$489,900 Lease Rate \$10

Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 1,377

Acres 0.00

Year Built 2005

Type Single Family

Sub-Type Detached Single Family

Style Bi-Level Status Active

Community Information

Address 16828 117 Street

Area Edmonton
Subdivision Canossa
City Edmonton
County ALBERTA

Province AB

Postal Code T5X 6K3

Amenities

Amenities Air Conditioner, Deck, Detectors Smoke, Exterior Walls- 2"x6", Vaulted

Ceiling, Vinyl Windows, Natural Gas BBQ Hookup

Parking Spaces 4

Parking Double Garage Attached, Heated, Insulated

Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In,

Dryer, Fan-Ceiling, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum Systems, Washer, Window

Coverings, TV Wall Mount, Garage Heater

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Glass Door, Mantel, Stone Facing

Stories 2

Has Basement Yes

Basement Full, Finished

Exterior

Exterior Wood, Vinyl

Exterior Features Fenced, Flat Site, Landscaped, Playground Nearby, Public

Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

School Information

Elementary St. Charles, Baturyn

Middle Esther Starkman, St Edmund

High Qu Elizabeth, ArchB Oleary

Additional Information

Date Listed June 12th, 2025

Days on Market 139

Zoning Zone 27

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