

\$569,900 - 17440 119 Street, Edmonton

MLS® #E4451455

\$569,900

4 Bedroom, 3.50 Bathroom, 2,228 sqft

Single Family on 0.00 Acres

Canossa, Edmonton, AB

Welcome to this stunning 2-storey home in the family-friendly community of Canossa! With 4 bedrooms, 3.5 baths, & over 2100 sq ft of living space, this beautifully finished home offers comfort & style throughout. Enjoy 9'™ ceilings, hardwood & porcelain tile on the main floor, & an open-concept layout with a spacious kitchen featuring granite countertops, built-in appliances, a large island, & walk-in corner pantry. The dining nook and bright living room with stone fireplace overlook the landscaped backyard. The built-in sound system adds a modern touch. Upstairs features carpet & porcelain tile, a bonus room, 3 beds, 4 pc bath, & a luxurious primary suite with walk-in closet & 5 pc ensuite including an air bubble tub and shower with body jets. The fully finished basement offers vinyl plank flooring, a 4th bed, & an additional bath. The oversized double attached garage provides added convenience. Located near parks, schools, shopping, & with easy access to major roads - All this home needs is YOU!

Built in 2006

Essential Information

MLS® # E4451455

Price \$569,900

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,228
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	17440 119 Street
Area	Edmonton
Subdivision	Canossa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 0A6

Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Detectors Smoke
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Countertop Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
----------	--------------------

Exterior Features	Fenced, Flat Site, Landscaped, Level Land, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Baturyn School
Middle	Mary Butterworth School
High	Queen Elizabeth School

Additional Information

Date Listed	August 6th, 2025
Days on Market	85
Zoning	Zone 27

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 30th, 2025 at 7:32am MDT