

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	72
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 July 11th, 2025 at 2:02pm MDT