

Courtesy Of Kyla Ayres Of Real Broker

## \$499,900 - 11617 173a Avenue, Edmonton

MLS® #E4437275

**\$499,900**

3 Bedroom, 3.00 Bathroom, 1,606 sqft

Single Family on 0.00 Acres

Canossa, Edmonton, AB

**LAKE VIEWS, WALKOUT BASEMENT & DOUBLE FIREPLACES IN CANOSSA!** This beautifully maintained 2-storey detached home in Canossa offers the perfect combination of comfort, function, and lakeside living. Situated on a walkout lot backing onto the lake, this home features 3 bedrooms, 4 bathrooms, and a fully finished basement designed for both relaxation and entertainment. Enjoy your morning coffee or host summer BBQs on the spacious 280 sq ft upper deck— with a walkout-level deck below, complete with natural gas hookups. Cozy up by either of the two fireplaces (main floor and basement), and unwind in the theatre-style setup downstairs, complete with extra storage space for your convenience. Recent updates include a rebuilt furnace, central air conditioning, a humidifier, and a new roof—ensuring year-round comfort and peace of mind. A double attached garage and location near parks, schools, and shopping make this home as practical as it is picturesque. Lakeside views, walkout living, come take a look!

Built in 2002

### Essential Information

MLS® # E4437275

Price \$499,900



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,606
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	11617 173a Avenue
Area	Edmonton
Subdivision	Canossa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 6C5

### Amenities

Amenities	Air Conditioner, Deck, Fire Pit, No Animal Home, No Smoking Home, Walkout Basement, Natural Gas BBQ Hookup
Parking	Double Garage Attached
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Lake, Fenced, Flat Site, Landscaped, Schools, Shopping Nearby, Stream/Pond
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 19th, 2025
Days on Market	6
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 May 25th, 2025 at 1:02pm MDT