

Courtesy Of James Bhullar Of Royal LePage Arteam Realty

\$558,000 - 11346 173 Avenue, Edmonton

MLS® #E4444639

\$558,000

5 Bedroom, 3.50 Bathroom, 1,893 sqft
Single Family on 0.00 Acres

Canossa, Edmonton, AB

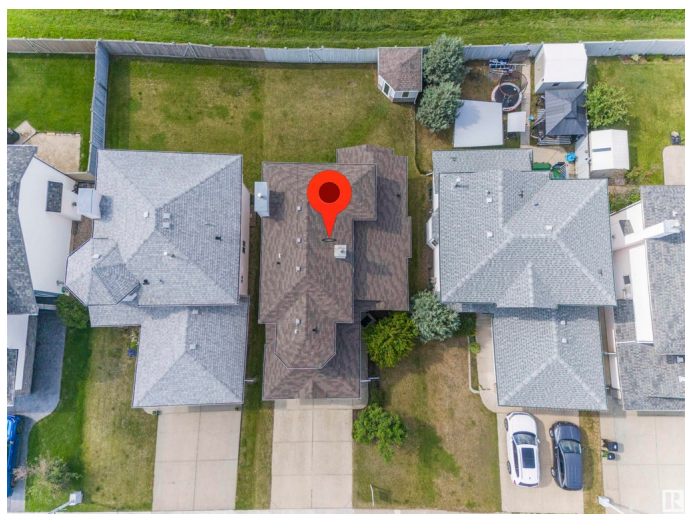
Swap the city buzz for pure birdsong in this Coventry-built 5-bed, 3.5-bath haven backing directly onto protected green space in Canossa. Almost 1,900 sq ft above grade greets you with a dramatic vaulted-ceiling living room—“instant wow. The chef-ready kitchen dazzles with granite counters, gas stove, walk-in pantry and patio doors to a sun-drenched deck with a built-in propane line (BBQ season starts day one). Slip into the fireplace-anchored family room for movie night, or put the main-floor bedroom/den to work as an office or playroom. Laundry and a handy 2-pc bath round out the main level. Upstairs, two bright kids’s™ rooms share a full bath, while your spacious primary retreat boasts a walk-in closet, jetted tub and separate shower. Fully finished lower level offers true multigenerational living: 2 more bedrooms, a cozy rec zone, snack-ready second kitchenette and 3-pc bath. Central A/C, storage shed, and endless sunset views complete the picture—“quiet, family-friendly, and just minutes to the Henday

Built in 1994

Essential Information

MLS® # E4444639

Price \$558,000



| | |
|----------------|------------------------|
| Bedrooms | 5 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,893 |
| Acres | 0.00 |
| Year Built | 1994 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 11346 173 Avenue |
| Area | Edmonton |
| Subdivision | Canossa |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5X 5Y7 |

Amenities

| | |
|-----------|--|
| Amenities | On Street Parking, Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vaulted Ceiling, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Curtains and Blinds |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Glass Door, Tile Surround |
| Stories | 3 |
| Has Suite | Yes |

Has Basement Yes
Basement Full, Finished

Exterior

Exterior Wood, Brick, Vinyl
Exterior Features Backs Onto Park/Trees, Creek, Low Maintenance Landscape, No Back Lane, Schools, Shopping Nearby, Partially Fenced
Roof Asphalt Shingles
Construction Wood, Brick, Vinyl
Foundation Concrete Perimeter

Additional Information

Date Listed June 27th, 2025
Days on Market 5
Zoning Zone 27

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Listing information last updated on July 2nd, 2025 at 8:32am MDT