# \$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 145

Zoning Zone 27

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