

## **\$549,900 - 16828 117 Street, Edmonton**

MLS® #E4442340

**\$549,900**

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 \$549,900



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	71
Zoning	Zone 27

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