

Courtesy Of Hardik Saini Of Save Max Edge

\$579,900 - 11827 174 Av, Edmonton

MLS® #E4433535

\$579,900

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 | \$579,900 |
| 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 | 120 |
| Zoning | Zone 27 |

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Listing information last updated on August 28th, 2025 at 12:47pm MDT