$558,000 - 11346 173 Avenue, Edmonton

MLS® #E4444639

$558,000

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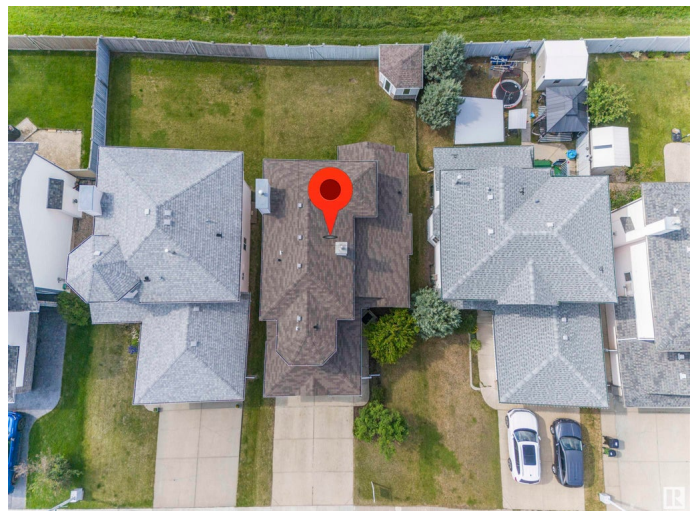
Canossa, Edmonton, AB

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 roomâ€"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 kidsâ€™ 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 pictureâ€"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
Is Waterfront	Yes

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	18
Zoning	Zone 27