



Edmonton

11335 167B Ave NW NW

Canossa

T5X 6G8

LP:

SP:

\$460,000

M

Listing ID #

E4503838

Building Type

Detached Single Family

Style

2 Storey

Year Built

2003

Full Baths

2

Half Baths

1

Total Baths

2.1

Tot Flr AG SqFt

1,461.11

Sold Date

Bedrooms Above

3

Bedrooms Total

3

Basement

Full

Basement Dev

Unfinished

Tot Flr AG SqM

135.74

ACTIVE

[URL-Virtual Tour](#) [URL-Brochure](#)

Welcome to this beautiful 2-storey double attached garage property nestled in the highly sought-after, family friendly neighborhood of Canossa. Conveniently located close to schools, shopping, and the Anthony Henday. The main floor features a bright open-concept layout with a vaulted ceiling and spacious living area flowing into the kitchen and dining space. Perfect for everyday living and entertaining. A convenient half bath, main floor laundry, and access to the double attached garage complete the main level. Upstairs you will find 3 comfortable sized bedrooms, each bedroom features large windows that bring in an abundance of natural sunlight, including a primary bedroom complete with a spacious walk-in closet and a 4 piece ensuite with larger windows offering plenty of space to unwind. The unfinished basement offers excellent potential to create additional living space, a home office, gym or recreation area to suit your families needs.

Directions

Living Room	4.19x3.63	M	Bedroom 3	2.79x3.02	U	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	3.43x2.48	M	Bedroom 4			1	4	U	Yes	Main	65.88	709.13
Kitchen	3.39x2.86	M				2	4	U	No	Upper	69.85	751.87
Family Room	4.18x3.36	M				3	2	M	No	Above Grd		
Den						4				Lower		
Bonus Room						5				Below Grd	60.94	655.96
Primary Bedrm	4.65x3.68	U				6				Tot Flr AG	135.74	1,461.11
Bedroom 2	2.84x3.09	U				7				# Finished	2	

Heat Source

Natural Gas

Heat Type

Forced Air-1

Foundation

Concrete

Roof Type

Asphalt Shingles

Exterior

Vinyl

Flooring

Carpet, Laminate Flooring, Linoleum

Features

Deck, Detectors Smoke, Hot Water Natural Gas, Vaulted Ceiling, Vacuum System-Roughed-In, HRV System, Natural Gas BBQ Hookup

Construction

Wood Frame

Basement

Full / Unfinished

Separate Ent

2nd Suite

No

Garage Suite

Garden Suite

Lot Shape

Rectangular

Lot Size SqM

345.44

Zoning

Tax Amount

\$4,298.96 / 2025

Conform Type

Conform Year

Goods Incl

Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum Systems, Washer

Goods Excl

Permit By Seller

Permit

Permit

Front Exposure

North

F x D (m)

x

Site Features Fenced, Schools, Shopping Nearby

Parking Double Garage Attached

Road Access Paved Driveway to House

Condo Name		Floor Location	Floor#
Condo Fee	Fee Schedule	#Floors in Build	Elevator
Fee Includes		Balcony/Terrace	Min Age
		Titled Storage	
		Parking Type	
		Unit Exposure	