

Edmonton — **Canossa** — **LP: $450,000**

11335 167B Ave NW NW — T5X 6G8 — SP:

ACTIVE

Listing ID #	E4503838		
Building Type	Detached Single Family		
Style	2 Storey	**Sold Date**	
Year Built	2003	**Bedrooms Above**	3
Full Baths	2	**Bedrooms Total**	3
Half Baths	1	**Basement**	Full
Total Baths	2.1	**Basement Dev**	Unfinished
URL-Virtual Tour **URL-Brochure**	**Tot Flr AG SqFt** 1,461.11	**Tot Flr AG SqM**	135.74

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	**Construction**	Wood Frame
Heat Type	Forced Air-1	**Basement**	Full / Unfinished
Foundation	Concrete	**Separate Ent**	
Roof Type	Asphalt Shingles	**2nd Suite**	No **Permit By Seller**
Exterior	Vinyl	**Garage Suite**	**Permit**
Flooring	Carpet, Laminate Flooring, Linoleum	**Garden Suite**	**Permit**
Features	Deck, Detectors Smoke, Hot Water Natural Gas, Vaulted Ceiling, Vacuum System-Roughed-In, HRV System, Natural Gas BBQ Hookup	**Lot Shape**	Rectangular **Front Expsure** North
		Lot Size SqM	345.44 **F x D (m)** x
		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**	
		Warranty	
		Fireplace	
Site Features	Fenced, Schools, Shopping Nearby	**FP Fuel**	
		FP Type	
		HOA Y/N	No
		HOA Fee/Schd	/
Parking	Double Garage Attached	**HOA Fee Incls**	
Road Access	Paved Driveway to House	**Park Encl/Tot**	2 / 4 **Garage Dim**

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	