

Courtesy Of Jimmy Halabi Of Liv Real Estate

## \$489,900 - 17233 113a Street, Edmonton

MLS® #E4449394

**\$489,900**

3 Bedroom, 3.00 Bathroom, 1,101 sqft

Single Family on 0.00 Acres

Canossa, Edmonton, AB

Impressive newly renovated 4 Level Split in the desirable community of Canossa! This 3 Bedroom 3 Bath home featuring over 2000 sqft of living space will sure to impress. Situated on a large corner lot in a cut de sac, this home has been renovated throughout featuring beautiful Vinyl Plank throughout, modern kitchen with Stainless Steel appliances, newly painted with new modern fixtures throughout, central A/C, full bathroom renovations and much more. With both a living and family room it makes perfect for large family gatherings. Upper level encompasses 2 large primary rooms with 4 piece ensuite to suit your modern lifestyle. Enjoy your summertime on your private large deck overlooking the gorgeous backyard. Home is conveniently located to nearby schools, Walmart, Sobeys, Movati Gym/LA Fitness and is minutes to the Anthony Henday. This turnkey home is ready for its new owners and you won't be disappointed. Must See!!

Built in 1994

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4449394  |
| Price     | \$489,900 |
| Bedrooms  | 3         |
| Bathrooms | 3.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 1,101                  |
| Acres          | 0.00                   |
| Year Built     | 1994                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 17233 113a Street |
| Area        | Edmonton          |
| Subdivision | Canossa           |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5X 5Y4           |

### Amenities

|           |                                                                            |
|-----------|----------------------------------------------------------------------------|
| Amenities | Off Street Parking, Air Conditioner, Deck, No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached                                                     |

### Interior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                |
| Appliances        | Air Conditioning-Central, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                       |
| Stories           | 4                                                                                                                               |
| Has Basement      | Yes                                                                                                                             |
| Basement          | Full, Finished                                                                                                                  |

### Exterior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                  |
| Exterior Features | Corner Lot, Cul-De-Sac, Landscaped, Picnic Area, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                             |
| Construction      | Wood, Vinyl                                                                                  |
| Foundation        | Concrete Perimeter                                                                           |

**School Information**

|            |                  |
|------------|------------------|
| Elementary | Baturyn          |
| Middle     | Mary Butterworth |
| High       | M.E Lazert       |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 11              |
| Zoning         | Zone 27         |

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