

## \$415,000 - 11656 167a Avenue, Edmonton

MLS® #E4442100

**\$415,000**

3 Bedroom, 2.00 Bathroom, 1,009 sqft

Single Family on 0.00 Acres

Canossa, Edmonton, AB

WOW!! Spacious 4-Level Split in Canossa! Welcome to this bright and beautifully maintained 4-level split in family-friendly Canossa! With a total of 1,486 sq ft of finished living space, plus an undeveloped basement ready for your future plans, this home offers both space and flexibility. Enjoy 3 bedrooms, 2 full bathrooms, and durable vinyl plank flooring throughout. The sunny front living room leads into a great-sized dining area, and the kitchen offers loads of storage, a corner pantry, and plenty of prep space. The third level features a huge family room, ideal for relaxing or entertaining. The primary suite is a true retreat with a walk-in closet and private ensuite. Stay comfortable year-round with central A/C, park with ease in the double detached garage, and make the most of outdoor living on the front deck and fenced backyard—perfect for BBQs and family fun.

Built in 2005

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4442100  |
| Price          | \$415,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,009     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2005                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 4 Level Split          |
| Status     | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 11656 167a Avenue |
| Area        | Edmonton          |
| Subdivision | Canossa           |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5X 6J5           |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Air Conditioner        |
| Parking   | Double Garage Detached |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Fenced, Flat Site, Landscaped, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter                                      |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 3               |

## Zoning

## Zone 27

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Listing information last updated on June 15th, 2025 at 3:47pm MDT