

## \$534,900 - 11346 173 Avenue, Edmonton

MLS® #E4451819

**\$534,900**

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 room—“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 kids’™ 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 picture—“quiet, family-friendly, and just minutes to the Henday

Built in 1994

### Essential Information

MLS® # E4451819

Price \$534,900



|                |                        |
|----------------|------------------------|
| 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    | August 7th, 2025 |
| Days on Market | 15               |
| Zoning         | Zone 27          |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 22nd, 2025 at 1:02am MDT