

Courtesy Of Lucia Arneri Of RE/MAX River City

\$589,900 - 11807 171 Avenue, Edmonton

MLS® #E4420638

\$589,900

4 Bedroom, 3.50 Bathroom, 1,658 sqft
Single Family on 0.00 Acres

Canossa, Edmonton, AB

Spectacular LAKEVIEW WALK-OUT home in Canossa! Gorgeous 4 bedroom, 4 bathroom features over 2000 Sq. ft. of living space in an unbeatable location with breathtaking lake views. The chefs kitchen is a true highlight with a large island, stainless appliances and ample cupboard space. The open dining area has a garden door that leads to a landscaped backyard with a deck and scenic views, perfect for summer relaxation! The living room is complemented by large windows, offering picturesque views and a cozy fireplace. Main floor also includes a convenient laundry area and 2 piece bath. Spacious primary bedroom with lake view, & 4 piece ensuite. Two additional bedrooms & 4 piece bath complete the upper level. Lower level is complete with a family room, 4th bedroom, 4 piece bath, convenient breakfast nook and WALK OUT to the lake. Other Features: Insulated 2 car garage, new shingles-upgraded kitchen, baths and floors. Minutes to Anthony Henday, Dining, Fitness, Amenities, and park.

Built in 2003

Essential Information

MLS® #	E4420638
Price	\$589,900
Bedrooms	4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,658
Acres	0.00
Year Built	2003
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	11807 171 Avenue
Area	Edmonton
Subdivision	Canossa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 6H8

Amenities

Amenities	Deck
Parking Spaces	4
Parking	Double Garage Attached
Is Waterfront	Yes

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	See Remarks
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Vinyl
----------	--------------------

Exterior Features	Backs Onto Lake, Backs Onto Park/Trees, Cul-De-Sac, Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	February 6th, 2025
Days on Market	61
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 April 8th, 2025 at 4:17pm MDT