

## \$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	17

## Zoning

## Zone 27

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