

Courtesy Of Lucia Arnieri 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	57
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 4th, 2025 at 8:32am MDT