

## \$499,900 - 11832 168 Avenue, Edmonton

MLS® #E4443816

**\$499,900**

4 Bedroom, 3.50 Bathroom, 1,485 sqft

Single Family on 0.00 Acres

Canossa, Edmonton, AB

This is the one youâ€™ve been waiting for â€“ clean, spacious & move-in ready! With 2000+ sq ft of developed space, this beautifully maintained home offers 4 bedrooms, 4 baths, A/C & a double attached garage. Ideally located near schools, parks & transit, itâ€™s perfect for families. The main floor features hardwood, a cozy fireplace, a maple kitchen with ample counter space, a pantry & a bright dining nook with patio doors opening to a private, fenced deck surrounded by mature trees, privacy walls & a stunning cedar-covered pergolaâ€”an ideal outdoor retreat. Youâ€™ll also find a 2-pce bath & convenient laundry. Upstairs are 3 bedrooms, including a generous primary with a 4-pce ensuite & large vanity. The professionally finished basement adds a spacious family room, fourth bedroom, 2 storage rooms & a luxurious spa-like jacuzzi bath. Roof is just 2 years old & hot water tank approx. 3 years. Stay cool with central A/C & enjoy quick access to the Henday, schools & more. Donâ€™t miss out!

Built in 2006

### Essential Information

MLS® # E4443816

Price \$499,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,485
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	11832 168 Avenue
Area	Edmonton
Subdivision	Canossa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 6K4

### Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Direct Vent, Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, Public Transportation
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 23rd, 2025
Days on Market	11
Zoning	Zone 27

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Listing information last updated on July 4th, 2025 at 6:02pm MDT