

\$549,900 - 16828 117 Street, Edmonton

MLS® #E4442340

\$549,900

4 Bedroom, 3.00 Bathroom, 1,377 sqft

Single Family on 0.00 Acres

Canossa, Edmonton, AB

Welcome to this beautiful Air Conditioned 4 Bedroom Bi-level in quiet Canossa, walking distance to Canossa Lake. Enjoy an open concept main floor flooded with natural light, gleaming hardwood floors, soaring vaulted ceilings & a gas FP. Kitchen features a large island w b/in wine rack, abundant cabinets & pot drawers + walk in pantry and is open to large dinette. Upper Primary Bedroom is private and spacious w vaulted ceiling, walk-in closet, window seat & 4 pcs ensuite. Fully finished lower level has large family room with 2nd gas FP, 2 bedrooms, a full bathroom + plenty of storage. The West facing fenced yard is an outdoor oasis. Enjoy a huge maintenance free deck and railing w electric awning + gas line for BBQ. Stunning landscaping & perennials! Heated finished double garage is freshly painted including floor with floor drain + water faucets. New shingles 2016, Bsmt flooring 2021, Furnace 2020, A/C 2021, H2O Tank 2017, and repainted 2020. Easy access to shops, schools, all amenities & Anthony Henday.

Built in 2005

Essential Information

MLS® # E4442340

Price \$549,900



| | |
|----------------|------------------------|
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,377 |
| Acres | 0.00 |
| Year Built | 2005 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 16828 117 Street |
| Area | Edmonton |
| Subdivision | Canossa |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5X 6K3 |

Amenities

| | |
|----------------|---|
| Amenities | Air Conditioner, Deck, Detectors Smoke, Exterior Walls- 2"x6", Vaulted Ceiling, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Heated, Insulated |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum Systems, Washer, Window Coverings, TV Wall Mount, Garage Heater |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Glass Door, Mantel, Stone Facing |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|----------------------------|
| Elementary | St. Charles, Baturyn |
| Middle | Esther Starkman, St Edmund |
| High | Qu Elizabeth, ArchB Oleary |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 12th, 2025 |
| Days on Market | 71 |
| Zoning | Zone 27 |

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Listing information last updated on August 22nd, 2025 at 6:47am MDT