

\$469,900 - 17019 115 Street, Edmonton

MLS® #E4437145

\$469,900

3 Bedroom, 2.00 Bathroom, 1,272 sqft

Single Family on 0.00 Acres

Canossa, Edmonton, AB

Visit REALTOR® website for additional information: Welcome to this WELL-MAINTAINED 1,272 sq ft bilevel in the beautiful community of Canossa, proudly offered by the ORIGINAL OWNERS. This 3-bedroom, 2-bath home features a spacious layout with VAULTED CEILINGS in the living room and stunning hardwood floors on the main level. The primary suite includes a 4-piece ensuite and walk-in closet. The true OAK KITCHEN opens to an impressive two-tier deck, perfect for outdoor entertaining. Enjoy year-round comfort with CENTRAL AIR CONDITIONING and a cozy GAS FIREPLACE in the basement. The unfinished lower level offers endless possibilities for customization. Additional features include a newer roof, central vacuum system, and a double attached garage. Ideally situated across from a scenic lake and park, and close to transit, schools, and shopping. A rare opportunity in a FANTASTIC LOCATION!

Built in 1997

Essential Information

| | |
|-----------|-----------|
| MLS® # | E4437145 |
| Price | \$469,900 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |



| | |
|----------------|------------------------|
| Full Baths | 2 |
| Square Footage | 1,272 |
| Acres | 0.00 |
| Year Built | 1997 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 17019 115 Street |
| Area | Edmonton |
| Subdivision | Canossa |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5X 5Y1 |

Amenities

| | |
|-----------|---|
| Amenities | Air Conditioner, Deck, No Smoking Home, Vaulted Ceiling |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, See Remarks |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Corner |
| Stories | 1 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby, See Remarks |

| | |
|--------------|--------------------|
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 17th, 2025 |
| Days on Market | 33 |
| Zoning | Zone 27 |

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