

# \$379,999 - 11404 169 Avenue, Edmonton

MLS® #E4428810

**\$379,999**

3 Bedroom, 3.00 Bathroom, 1,222 sqft  
Single Family on 0.00 Acres

Canossa, Edmonton, AB

Welcome to this stunning 3-bedroom, 3-bathroom half duplex in the desirable Canossa community. Set on a spacious private lot backing onto a park, this home is nestled in a quiet cul-de-sac. Enjoy an open-concept design with a well-appointed kitchen featuring ample storage and counter space—ideal for entertaining. Step outside to your own outdoor oasis, complete with a large deck, raised fire pit, and professionally landscaped backyard. Upstairs, the oversized master bedroom offers a 4-piece ensuite, with two additional bedrooms and a second 4-piece bath. The fully finished basement includes a spacious family room and a 3-piece bath. Close to the Edmonton Military Garrison, public transit, shopping, schools, and the Anthony Henday, this home is perfect for a growing family



Built in 2003

## Essential Information

MLS® #	E4428810
Price	\$379,999
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,222
Acres	0.00

Year Built	2003
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	11404 169 Avenue
Area	Edmonton
Subdivision	Canossa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 6G7

### Amenities

Amenities	Deck, Detectors Smoke
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 3rd, 2025
Days on Market	32
Zoning	Zone 27

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Listing information last updated on May 5th, 2025 at 5:17pm MDT