

## \$579,900 - 17440 119 Street, Edmonton

MLS® #E4451455

**\$579,900**

4 Bedroom, 3.50 Bathroom, 2,228 sqft

Single Family on 0.00 Acres

Canossa, Edmonton, AB

Welcome to this stunning 2-storey home in the family-friendly community of Canossa! With 4 bedrooms, 3.5 baths, & over 2100 sq ft of living space, this beautifully finished home offers comfort & style throughout. Enjoy 9' ceilings, hardwood & porcelain tile on the main floor, & an open-concept layout with a spacious kitchen featuring granite countertops, built-in appliances, a large island, & walk-in corner pantry. The dining nook and bright living room with stone fireplace overlook the landscaped backyard. The built-in sound system adds a modern touch. Upstairs features carpet & porcelain tile, a bonus room, 3 beds, 4 pc bath, & a luxurious primary suite with walk-in closet & 5 pc ensuite including an air bubble tub and shower with body jets. The fully finished basement offers vinyl plank flooring, a 4th bed, & an additional bath. The oversized double attached garage provides added convenience. Located near parks, schools, shopping, & with easy access to major roads - All this home needs is YOU!

Built in 2006

### Essential Information

MLS® # E4451455

Price \$579,900

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,228
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	17440 119 Street
Area	Edmonton
Subdivision	Canossa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 0A6

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Detectors Smoke
Parking Spaces	4
Parking	Double Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Stone, Vinyl
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Exterior Features	Fenced, Flat Site, Landscaped, Level Land, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Baturyn School
Middle	Mary Butterworth School
High	Queen Elizabeth School

### **Additional Information**

Date Listed	August 6th, 2025
Days on Market	2
Zoning	Zone 27

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Listing information last updated on August 8th, 2025 at 8:32pm MDT