

## **\$449,000 - 16703 113 Street, Edmonton**

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MLS® #E4459071

**\$449,000**

3 Bedroom, 2.50 Bathroom, 1,257 sqft

Single Family on 0.00 Acres

Canossa, Edmonton, AB

Amazing House in CANOSSA with easy access of Anthony Henday, Public transportation, schools & all amenities. This Beauty welcomes you with a fantastic layout, Pie shape lot 5156 SQFT Appx. The Marvelous Kitchen features with stainless steel appliances and a raised eating bar, lots of cabinetry, and a large pantry. Plenty of light comes through the living room window that looks out to the large back yard with a fabulous Two tier Deck featuring a gazebo, Landscaped & Fenced. The Main living room provide ample room with high end cherry oak hardwood floors. A half bath is found near the entrance to the garage. Head upstairs you can enjoy Large Master bedroom with 3 Piece Washroom & large Walk-in Closet. The other 2 Bedrooms are generous sized with additional 3 piece bathroom. Unfinished basement is awaiting your personal touch.

Built in 2007

### **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4459071  |
| Price      | \$449,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,257                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 16703 113 Street |
| Area        | Edmonton         |
| Subdivision | Canossa          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5X 0A8          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                                         |
| Stories           | 2                                                                                                 |
| Has Basement      | Yes                                                                                               |
| Basement          | See Remarks, Unfinished                                                                           |

### Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                    |
| Exterior Features | Cul-De-Sac, Fenced, Landscaped, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                      |
| Construction      | Wood, Stone, Vinyl                                                    |
| Foundation        | Concrete Perimeter                                                    |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 23rd, 2025 |
| Days on Market | 16                   |
| Zoning         | Zone 27              |



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Listing information last updated on October 9th, 2025 at 1:02am MDT