

## \$524,702 - 16789 118 Street, Edmonton

MLS® #E4442394

**\$524,702**

3 Bedroom, 2.50 Bathroom, 1,761 sqft

Single Family on 0.00 Acres

Canossa, Edmonton, AB

GORGEOUS PIE SHAPED LOT...OPEN TO ABOVE CEILINGS...LOTS OF NATURAL LIGHT...QUIET STREET...LANDSCAPED BACKYARD OASIS W/MAINTENANCE FREE DECK/FENCE...~!WELCOME HOME!~ Open concept design lets you entertain with ease...Large island in kitchen with loads of wood cabinets. Massive living area with large windows overlooking gorgeous landscaped yard. Convenient main floor laundry. Loft upstairs, with three bedrooms. Primary is a great size, with soaker tub and glass shower. The basement is ready for your personal design! Double attached garage is insulated. Out back, enjoy those summer nights on the maintenance free deck. Newer VINYL fence never needs upkeep either! Come and see for yourself, this great family/entertaining home on a quiet street can be yours!

Built in 2007

### Essential Information

MLS® #	E4442394
Price	\$524,702
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,761



Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	16789 118 Street
Area	Edmonton
Subdivision	Canossa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 0B1

### **Amenities**

Amenities	Deck
Parking Spaces	4
Parking	Double Garage Attached, Insulated

### **Interior**

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

### **Exterior**

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

### **Additional Information**

Date Listed June 13th, 2025  
Days on Market 11  
Zoning Zone 27



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