

Courtesy Of Jimmy Halabi Of Liv Real Estate

## **\$499,900 - 17217 115 Street, Edmonton**

MLS® #E4434832

**\$499,900**

4 Bedroom, 2.50 Bathroom, 1,299 sqft

Single Family on 0.00 Acres

Canossa, Edmonton, AB

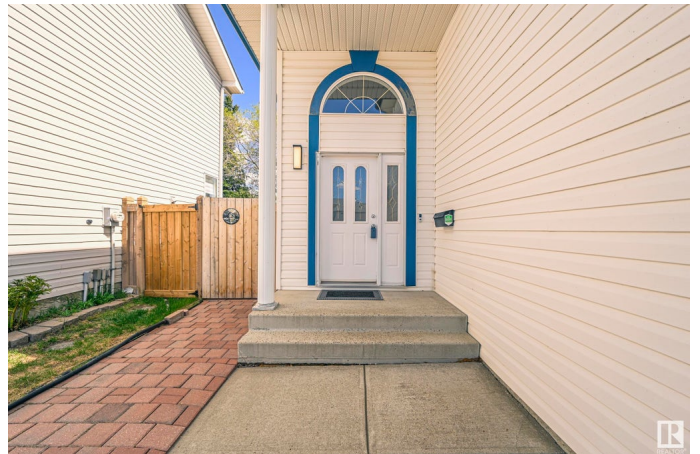
Picture Perfect newly renovated 4 Bedroom Bi-Level in the beautiful community of Canossa! This stunning updated home will sure to impress and is the family home you have been waiting for. As you enter inside you are greeted to SOARING foyer ceiling, beautiful modern fixtures throughout, gorgeous staircase that leads you to the BRIGHT open living room w/ fireplace & newly renovated modern kitchen with stainless steel appliances. Dinning room is perfectly set for family gatherings overlooking the newly built spacious deck. Main level offers full bath, 2 spacious bedrooms and upper level comes complete with a primary room and full ensuite. Fully Finished basement is ideal for a secondary family room with entertainment unit, bedroom and bath with plenty of room for storage. Private backyard is fully fenced with mature trees and is perfect for summer gatherings. Home is situated across from a lake and park and walking distance to LA Fitness and close proximity to Henday, Walmart and all major amenities.

Built in 1998

### **Essential Information**

MLS® # E4434832

Price \$499,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,299                  |
| Acres          | 0.00                   |
| Year Built     | 1998                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 17217 115 Street |
| Area        | Edmonton         |
| Subdivision | Canossa          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5X 5Y1          |

### Amenities

|           |   |
|-----------|---|
| Amenities | Off Street Parking, Deck, No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached                                    |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Fenced, Landscaped, No Back Lane, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                  |
|------------|------------------|
| Elementary | Dunluce          |
| Middle     | Mary Butterworth |
| High       | M.E. Lazert      |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 6th, 2025 |
| Days on Market | 18            |
| Zoning         | Zone 27       |

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Listing information last updated on May 24th, 2025 at 8:17pm MDT