

# \$469,900 - 17019 115 Street, Edmonton

MLS® #E4437145

**\$469,900**

3 Bedroom, 2.00 Bathroom, 1,272 sqft  
Single Family on 0.00 Acres

Canossa, Edmonton, AB

Visit REALTOR® website for additional information: Welcome to this WELL-MAINTAINED 1,272 sq ft bilevel in the beautiful community of Canossa, proudly offered by the ORIGINAL OWNERS. This 3-bedroom, 2-bath home features a spacious layout with VAULTED CEILINGS in the living room and stunning hardwood floors on the main level. The primary suite includes a 4-piece ensuite and walk-in closet. The true OAK KITCHEN opens to an impressive two-tier deck, perfect for outdoor entertaining. Enjoy year-round comfort with CENTRAL AIR CONDITIONING and a cozy GAS FIREPLACE in the basement. The unfinished lower level offers endless possibilities for customization. Additional features include a newer roof, central vacuum system, and a double attached garage. Ideally situated across from a scenic lake and park, and close to transit, schools, and shopping. A rare opportunity in a FANTASTIC LOCATION!

Built in 1997

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4437145  |
| Price     | \$469,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,272                  |
| Acres          | 0.00                   |
| Year Built     | 1997                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 17019 115 Street |
| Area        | Edmonton         |
| Subdivision | Canossa          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5X 5Y1          |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Deck, No Smoking Home, Vaulted Ceiling |
| Parking   | Double Garage Attached                                  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Corner   |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 17th, 2025 |
| Days on Market | 28             |
| Zoning         | Zone 27        |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 14th, 2025 at 12:17pm MDT