



## 11532 168 Avenue Edmonton AB

\$439,900

Second owners of this Mac and Mitch 2-story home have designed a layout perfectly suited for families, hosting guests, and culinary pursuits. Nestled in the Canossa neighborhood, this 3-bedroom, 3-bathroom, 1573 sq.ft. house boasts an ideal location—just half a block from a bus route, within walking distance to two elementary schools, and close to abundant shopping options like the New Castle Shopping Centre, LA Fitness Centre, and Walmart. The home features a welcoming vaulted entrance, an OPEN CONCEPT LIVING SPACE with a peninsula island in the huge kitchen & dining area. The main floor also offers a convenient main floor laundry, a 2-piece ensuite bathroom, a cozy gas fireplace, a mudroom. Upstairs, discover a full bathroom and 3 spacious bedrooms. The master bedroom is a highlight, featuring a luxurious ensuite with a large soaker tub and dual closets. The basement is wide open and awaits your personal touch. DOUBLE ATTACHED GARAGE

Listing Presented By:



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