



## 11717 173A Avenue Edmonton AB

\$469,900

IMMACULATE, LARGE, MOVE IN READY 2 STOREY WITH FULLY FINISHED WALKOUT BASEMENT BACKING ON TO CANOSSA LAKE. Located in the highly sought after community of Canossa. This beautiful open concept home features 3 bedrooms, 4 bathrooms, updated kitchen with newer appliances, stunning living room with gas fireplace and views of the lake. New Hunter Douglas window treatments will impress. 3 good sized bedrooms up with en-suite and large walk-in closet in primary bedroom. The fully finished walkout basement is absolutely gorgeous, features large living room, den & games room. Exterior features incl: large private deck overlooking the lake, walking paths and tall mature trees. Enjoy the covered patio below, perfect for those large gatherings. Quiet crescent location, walking distance to Albany shopping center and only 12 minutes to CFB Edmonton. Shop and compare, this home has excellent value.

Listing Presented By:



Originally Listed by:  
RE/MAX River City

ccakins@shaw.ca  
<https://chrisakins-realtor.ca>

**RE/MAX ELITE**

**RE/MAX Elite**

304 Windermere Road, Edmonton,  
AB, T6W 2Z8

Phone: 780-406-4000  
Fax:  
[jmattie@telusplanet.net](mailto:jmattie@telusplanet.net)