



## 11720 170 Avenue Edmonton AB

\$450,000

Welcome to your ideal family home in Edmonton's Canossa community! This thoughtfully laid out 3-bed, 2.5-bath, 2-story residence features a spacious open-concept main floor with hardwood flooring, laundry, a cozy gas fireplace, and a modern flow through kitchen. The second floor finds the large primary bedroom with 4 pc ensuite and 2 additional bedrooms. The partially finished basement offers extra storage and customization potential. Outside, the fully fenced back yard showcases a tranquil water fountain and a 2-tier deck with awning just off the dining room. The convenience of the double attached garage completes this warm family home. Conveniently located near amenities. Don't miss out on this opportunity for modern living in a sought-after neighborhood!

Listing Presented By:



Originally Listed by:  
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