



## 11408 167A Avenue Edmonton AB

\$480,000

NEW SHINGLES COMING NOV 2024! Welcome to this lovely two storey, 4 bed, 3.5 bath, 1803 sqft family home in Canossa! Ideally located close to schools, shopping & quick access to the Henday, this property offers convenience & comfort. Step into the welcoming sunny foyer leading to an open-concept main floor, where spacious living room flows nicely into kitchen w/ SS appliances, ample cabinetry & raised island, dining area close by & access out to your large backyard & deck. The upper floor features durable vinyl plank flooring, bright bonus room & corner gas fireplace, 3 generously sized bedrooms & spacious primary suite w/ a walk-in closet & 4-piece ensuite. The fully finished basement (also w/ vinyl plank) provides fantastic rec room, fourth bedroom & additional bathroom, perfect for guests or family entertainment! Completing this home is an oversized attached heated garage - ideal for storage or workspace. With its prime location & beautiful design, this Canossa gem is move-in ready. Don't miss out!

Listing Presented By:



Originally Listed by:  
RE/MAX River City

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