



## 11412 169 Avenue Edmonton AB

\$379,900

Charming 4-Bedroom Duplex Home in Canossa! Welcome to your dream home! This beautifully maintained 4-bedroom, 2.1 bathroom house offers 1442 sq. ft. of spacious living. Enjoy a bright, open floor plan with a modern kitchen featuring stainless steel appliances, 2yrs old HWT, new washer and dryer. The generous master suite includes an ensuite bathroom connected office room, while two additional bedrooms provide ample space for family or guests. Main floor features 2 pcs bathroom, living room and island kitchen with lots of storage space. Fully finish basement for family entertainment space. Step outside to a lovely pie cut backyard perfect for entertaining. Located in the highly sought-after Canossa neighborhood, you'll be just minutes from schools, parks, local shops and easy access to Anthony Henday. Don't miss out on this gem!

Listing Presented By:



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