



Edmonton 27 Canossa
11524 168 AV NW

LP: \$389,800

SP:



ACTIVE

List ID #: E4266474
DOM: 0
Rms Abv Gd: 6
Bedrms: Above: 2 Ttl: 2
Baths: 2 / 0
Total Flr (SF): 1,047.98

Type: Detached Single Family
Style: Bungalow
Year Blt: 2001
Basement: Full
Bsmt Dev: Fully Finished
Total Flr (M): 97.36

Beautifully maintained Canossa bungalow in NW Edmonton is perfect for downsizers & first-time home buyers as it features 2 bedrooms, 2 bathrooms & over 2000sq ft of living space. The main floor features a bright eat in kitchen, large living room with French doors to patio & vaulted ceiling, primary bedroom with walk in closet, a secondary bedroom & 4pc bathroom. The kitchen comes equipped with many custom roll out shelves, newer counters & a new fridge. Your basement has a large family room, flex room, 3pc bathroom & lots of additional storage space. This home also boasts a main floor laundry. During the summer, entertain in style in the landscaped yard with concrete patio or in winter relax in the cozy basement family room with gas fireplace. Enjoy your spacious double car garage, newer shingles & new hot water tank. This home is ideally located near trails of Canossa & Rapperswill Lakes, shopping at Newcastle/Albany Centres & features easy access to 167Ave, 127St. & Anthony Henday.

Directions:

Virtual Tour: <https://vimeo.com/582828371>

Brochure: <http://www.11524-168ave.com>

	1Pc	2-pc	3-pc	4-pc	5-pc	6-pc	Poss:	60	negotiable	Level	Mtr2	SqFt
Full Baths:	0	0	1	1	0	0	Occupancy:	Seller		Main:	97.36	1,047.98
Ensuite		0	0	0	0	0				Upper:		
Addl Rms:	0	Finished Lvl:		2			Garage Dim:			AbGd:		
Fpl:	Yes	Fpl Fuel:		Gas			Elem Schl:	Flor.Hallock,StTim,S		Lowr:	83.61	899.98
Fpl Type:	Mantel						Jr High Schl:	Florence		BIGd:		
Parking:	Double Garage Attached						High Schl:	Queen		Total A.G.	97.36	1,047.98

Living Rm:	4.73x5.12m	M	Master Bdrm:	3.38x3.94m	M
Dining Rm:		M	Bedrm 2:	3.38x3.34m	M
Kitchen:	4.01x4.63m	M	Bedrm 3:		
Family Rm:	7.88x4.99m	L	Bedrm 4:		
Den:			Laundry Room	0.84x0.92m	M
Bonus Rm			Flex Space	3.58x2.61m	B

Flooring: Ceramic Tile, Laminate Flooring, Vinyl Plank
Construct: Wood Frame
Roof: Asphalt Shingles
Exterior: Vinyl
Site Infl: Fenced, Flat Site, Landscaped, No Back Lane, Public Transportation, Schools, Shopping Nearby

Foundation: Concrete
Heat Type: Forced Air-1
Heat Fuel:
Remodel:
Amen/Features: Exterior Walls- 2"x6", Front Porch, Hot Water Natural Gas, No Animal Home, No Smoking Home, Patio

Goods Incl: Alarm/Security System, Dishwasher-Built-In, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Storage Shed, Stove-Electric

Restrict: None Known

Warranty:
Front Expos: South
Prop Class: Single Family
Condo Name:
Prk Encl/TTL: 2 / 4 /

Goods Excl: shelving units sitting on garage floor, workbench in

Condo/HOA: **Condo:** **HOA:**

Lot Sq (M):	366.26	Lot Dimen:	
Frontage (M):	10.90	Lot Shape:	Rectangular
Depth (M):	33.50	Zoning:	RSL
Conform:	Real Property /Yr: 2012	Front Expos:	South
Taxes:	\$3,114.77 Tax Yr: 2020	Local Improv:	/Yr: