

## \$524,702 - 16789 118 Street, Edmonton

MLS® #E4442394

**\$524,702**

3 Bedroom, 2.50 Bathroom, 1,727 sqft

Single Family on 0.00 Acres

Canossa, Edmonton, AB

GORGEOUS PIE SHAPED LOT...OPEN TO ABOVE CEILINGS...LOTS OF NATURAL LIGHT...QUIET STREET...LANDSCAPED BACKYARD OASIS W/MAINTENANCE FREE DECK/FENCE...~!WELCOME HOME!~ Open concept design lets you entertain with ease...Large island in kitchen with loads of wood cabinets. Massive living area with large windows overlooking gorgeous landscaped yard. Convenient main floor laundry. Loft upstairs, with three bedrooms. Primary is a great size, with soaker tub and glass shower. The basement is ready for your personal design! Double attached garage is insulated. Out back, enjoy those summer nights on the maintenance free deck. Newer VINYL fence never needs upkeep either! Come and see for yourself, this great family/entertaining home on a quiet street can be yours!

Built in 2007

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4442394  |
| Price          | \$524,702 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,727     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2007                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 16789 118 Street |
| Area        | Edmonton         |
| Subdivision | Canossa          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5X 0B1          |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | Deck                              |
| Parking Spaces | 4                                 |
| Parking        | Double Garage Attached, Insulated |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                           |
| Stories           | 2                                                                                                                   |
| Has Basement      | Yes                                                                                                                 |
| Basement          | Full, Unfinished                                                                                                    |

### Exterior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                            |
| Exterior Features | Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                       |
| Construction      | Wood, Vinyl                                                                                            |
| Foundation        | Concrete Perimeter                                                                                     |

### Additional Information

Date Listed June 13th, 2025  
Days on Market 2  
Zoning Zone 27



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Listing information last updated on June 15th, 2025 at 8:17pm MDT