

## \$569,900 - 17440 119 Street, Edmonton

MLS® #E4451455

**\$569,900**

4 Bedroom, 3.50 Bathroom, 2,228 sqft

Single Family on 0.00 Acres

Canossa, Edmonton, AB

Welcome to this stunning 2-storey home in the family-friendly community of Canossa! With 4 bedrooms, 3.5 baths, & over 2100 sq ft of living space, this beautifully finished home offers comfort & style throughout. Enjoy 9'™ ceilings, hardwood & porcelain tile on the main floor, & an open-concept layout with a spacious kitchen featuring granite countertops, built-in appliances, a large island, & walk-in corner pantry. The dining nook and bright living room with stone fireplace overlook the landscaped backyard. The built-in sound system adds a modern touch. Upstairs features carpet & porcelain tile, a bonus room, 3 beds, 4 pc bath, & a luxurious primary suite with walk-in closet & 5 pc ensuite including an air bubble tub and shower with body jets. The fully finished basement offers vinyl plank flooring, a 4th bed, & an additional bath. The oversized double attached garage provides added convenience. Located near parks, schools, shopping, & with easy access to major roads - All this home needs is YOU!

Built in 2006

### Essential Information

MLS® # E4451455

Price \$569,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,228                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 17440 119 Street |
| Area        | Edmonton         |
| Subdivision | Canossa          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5X 0A6          |

### Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Detectors Smoke |
| Parking Spaces | 4                                               |
| Parking        | Double Garage Attached                          |

### Interior

|                   |                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Countertop Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                          |
| Fireplaces        | Stone Facing                                                                                                                                                 |
| Stories           | 3                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                          |
| Basement          | Full, Finished                                                                                                                                               |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fenced, Flat Site, Landscaped, Level Land, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                          |
| Construction      | Wood, Stone, Vinyl                                                                                                                        |
| Foundation        | Concrete Perimeter                                                                                                                        |

### **School Information**

|            |                         |
|------------|-------------------------|
| Elementary | Baturyn School          |
| Middle     | Mary Butterworth School |
| High       | Queen Elizabeth School  |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 71               |
| Zoning         | Zone 27          |

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Listing information last updated on October 16th, 2025 at 5:02pm MDT