

## **\$525,000 - 16765 112a Street, Edmonton**

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MLS® #E4454421

**\$525,000**

4 Bedroom, 3.50 Bathroom, 1,733 sqft

Single Family on 0.00 Acres

Canossa, Edmonton, AB

This Coventry-built beauty offers 2,453 sq. ft. of upgraded living space and backs onto mature trees for the perfect private retreat. Step inside to a freshly updated interior featuring brand-new main floor flooring, new carpet, and fresh paint, truly move-in ready. The open-concept main floor flows into a bright living/dining area with garden doors that lead to a spacious composite deck, ideal for year-round gatherings. Upstairs, enjoy 3 generous bedrooms, a relaxing primary suite with a jacuzzi tub, and a sun-filled bonus room with a cozy fireplace, already wired for your sound system. The fully finished basement adds even more value with a 4th bedroom, full bath, and a professional-grade home theatre setup with sound-dampening, dimmable lighting, and natural light from an added window. Notable extras: triple-pane casement windows, a Wi-Fi smart garage opener, and a wired outdoor outlet for seasonal décor. All in a family-friendly location near schools, parks, shopping, and major roads; checks all boxes

Built in 2006

### **Essential Information**

MLS® # E4454421

Price \$525,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,733                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 16765 112a Street |
| Area        | Edmonton          |
| Subdivision | Canossa           |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5X 6J6           |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Ceiling 9 ft.          |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Hot Water, Natural Gas                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                    |
| Fireplaces        | Wall Mount                                                                                                                                             |
| Stories           | 3                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                    |
| Basement          | Full, Finished                                                                                                                                         |

### Exterior

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

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Fruit Trees/Shrubs, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                       |
| Construction      | Wood, Vinyl                                                                                            |
| Foundation        | Concrete Perimeter                                                                                     |

**School Information**

|            |               |
|------------|---------------|
| Elementary | Dunlas School |
|------------|---------------|

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 25                |
| Zoning         | Zone 27           |

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