

## \$244,900 - 17055 113 Street, Edmonton

MLS® #E4440552

**\$244,900**

2 Bedroom, 2.50 Bathroom, 1,349 sqft

Condo / Townhouse on 0.00 Acres

Canossa, Edmonton, AB

Bright and spacious 2-bedroom, 2.5-bath condo in desirable, Canossa. This well-kept home features on the main floor, the living room with a cozy fireplace and a separate dining area, perfect for entertaining. This space is bright and inviting with lots of natural light. The kitchen flows nicely into the main living space, offering both comfort and functionality. The laundry room with front-load machines and extra storage can also be found on the main floor. Upstairs, two generously sized bedrooms and bathroom. Enjoy outdoor living sitting out on the deck overlooking a good-sized green space—ideal for relaxing. A perfect blend of comfort, space, and location!

Built in 1994

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4440552          |
| Price          | \$244,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,349             |
| Acres          | 0.00              |
| Year Built     | 1994              |
| Type           | Condo / Townhouse |



|          |             |
|----------|-------------|
| Sub-Type | Half Duplex |
| Style    | 2 Storey    |
| Status   | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 17055 113 Street |
| Area        | Edmonton         |
| Subdivision | Canossa          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5X 5Y9          |

### Amenities

|           |                          |
|-----------|--------------------------|
| Amenities | Off Street Parking, Deck |
| Parking   | Single Garage Attached   |

### Interior

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

### Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior          | Wood, Vinyl                          |
| Exterior Features | Cul-De-Sac, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                     |
| Construction      | Wood, Vinyl                          |
| Foundation        | Concrete Perimeter                   |

### School Information

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

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | June 5th, 2025 |
|-------------|----------------|

|                |         |
|----------------|---------|
| Days on Market | 3       |
| Zoning         | Zone 27 |
| Condo Fee      | \$335   |

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Listing information last updated on June 8th, 2025 at 12:47am MDT