

## \$499,900 - 11316 167b Avenue, Edmonton

MLS® #E4457540

**\$499,900**

5 Bedroom, 3.00 Bathroom, 1,603 sqft

Single Family on 0.00 Acres

Canossa, Edmonton, AB

This home offers a rare and functional layout, featuring a secondary in-law suite split vertically rather than the typical top-and-bottom design, giving both units their own upper and lower floors filled with natural light. Located in the quiet NW community of Canossa, this spacious property offers over 2,800 sq. ft. of developed living space with 5 bedrooms and 3 full bathrooms. The main unit includes 3 bedrooms, 2 baths, and an upgraded kitchen, while the second unit offers 2 bedrooms, 1 bath, and a private rear entrance. Updates include new vinyl plank flooring, carpet in the bedrooms, and newer shingles. The fully fenced backyard backs onto no neighbours and features a two-tier deck, plus a large driveway and double attached garage for ample parking. With schools, parks, shopping and the Henday just minutes away, this home offers everyday convenience in a family friendly location.

Built in 2003

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4457540  |
| Price      | \$499,900 |
| Bedrooms   | 5         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,603                  |
| Acres          | 0.00                   |
| Year Built     | 2003                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 11316 167b Avenue |
| Area        | Edmonton          |
| Subdivision | Canossa           |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5X 6G8           |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Amenities      | On Street Parking, Vaulted Ceiling |
| Parking Spaces | 4                                  |
| Parking        | Double Garage Attached             |

### Interior

|                   |                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Microwave Hood Fan, Oven-Microwave, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                        |
| Stories           | 3                                                                                                                                                |
| Has Suite         | Yes                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                              |
| Basement          | Full, Finished                                                                                                                                   |

### Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                       |
| Exterior Features | Fenced, No Back Lane, Public Transportation, Schools, See Remarks |
| Roof              | Asphalt Shingles                                                  |
| Construction      | Wood, Vinyl                                                       |
| Foundation        | Concrete Perimeter                                                |

**Additional Information**

Date Listed               September 12th, 2025  
Days on Market       31  
Zoning                    Zone 27

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