

## \$265,000 - 17053 113 Street, Edmonton

MLS® #E4454796

**\$265,000**

3 Bedroom, 2.50 Bathroom, 1,388 sqft

Condo / Townhouse on 0.00 Acres

Canossa, Edmonton, AB

Welcome Home! This spacious 1,388 sq ft 2-storey condo offers a rare 2 primary suite layout, perfect for families, roommates, or guests. The main floor has been freshly updated with new vinyl plank flooring and a fresh coat of paint, giving it a modern and inviting feel. Enjoy a large kitchen with ample cabinetry and a newer fridge, plus a bright dining area that opens onto a gorgeous deck backing mature trees—ideal for relaxing in privacy. Upstairs features two generous primary suites, each with its own upgraded bathroom. A fully finished basement adds extra living space with a third bedroom and additional living area. Additional highlights include: 2.5 beautifully upgraded bathrooms Single attached garage Quiet cul-de-sac location Move-in ready and packed with value—this home checks all the boxes!

Built in 1994

### Essential Information

MLS® #	E4454796
Price	\$265,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,388



Acres	0.00
Year Built	1994
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	17053 113 Street
Area	Edmonton
Subdivision	Canossa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 5Y9

### Amenities

Amenities	Deck, Front Porch
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Landscaped, Playground Nearby, Public Transportation, 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	August 26th, 2025
Days on Market	1
Zoning	Zone 27
Condo Fee	\$335

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