# \$259,900 - 4 16728 115 Street, Edmonton

MLS® #E4428152

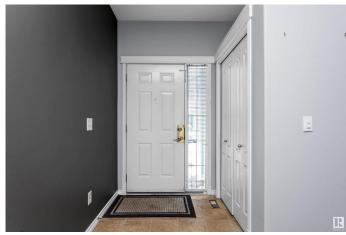
#### \$259,900

2 Bedroom, 2.50 Bathroom, 1,407 sqft Condo / Townhouse on 0.00 Acres

Canossa, Edmonton, AB

Tranquil 2 storey townhome where simplicity meets comfort! This inviting END unit is in the highly sought after community of Canossa! The bright, south-facing living room welcomes you W/ stunning laminate floors, huge bay window that floods the space with natural light, & impressive 9ft ceilings, adding to the open & airy feel. The MAPLE kitchen offers ample counter & storage space, a roomy walk-in pantry & dining area with patio doors leading to your private deck, ideal for outdoor enjoyment. Completing the main floor is a convenient 2-pc bath. Upstairs, you'II discover two generously sized bedrooms. The primary suite features a 3-pc ensuite, WALK-IN closet, & large windows, while the second bedroom, next to the 4-pc bath, boasts dual closets for extra storage. The unspoiled basement is equipped W/ laundry & awaits your creative vision for future development. 2 PARKING spots right out-front. Close to pond/trails, Henday, shops, transit & more. Enjoy low maintenance living W/ this RARE MOVE IN ready home!







Built in 2004

# **Essential Information**

MLS® # E4428152 Price \$259,900 Bedrooms 2

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,407

Acres 0.00

Year Built 2004

Type Condo / Townhouse

Sub-Type Townhouse

Style 2 Storey

Status Active

# **Community Information**

Address 4 16728 115 Street

Area Edmonton
Subdivision Canossa
City Edmonton
County ALBERTA

Province AB

Postal Code T5X 6G6

#### **Amenities**

Amenities Ceiling 9 ft., Deck, Exterior Walls- 2"x6", No Smoking Home,

Parking-Visitor, Vinyl Windows

Parking Spaces 2

Parking 2 Outdoor Stalls

# Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Oven-Microwave,

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 Flat Site, Low Maintenance Landscape, Public Transportation, Schools,

Shopping Nearby, See Remarks

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **School Information**

Elementary Dunluce School
Middle Mary Butterworth
High Queen Elizabeth

## **Additional Information**

Date Listed March 29th, 2025

Days on Market 5

Zoning Zone 27

Condo Fee \$310

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