

## \$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, youâ€™ll 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, Heday, 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 6  
Zoning Zone 27  
Condo Fee \$310

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 4th, 2025 at 8:17am MDT