

## \$295,000 - 17 16933 115 Street, Edmonton

MLS® #E4429869

**\$295,000**

3 Bedroom, 2.00 Bathroom, 1,201 sqft  
Condo / Townhouse on 0.00 Acres

Canossa, Edmonton, AB

Welcome to 17 16933 115 Street NW – an incredible opportunity in the heart of family-friendly Canossa! This 2-storey half-duplex fixer-upper offers amazing value and endless potential for first-time buyers looking to build sweat equity or investors hunting for a smart buy. With a bit of TLC, this gem can truly shine! Step inside to a welcoming main floor featuring a cozy living area with a NG FP, dining space with access to the rear deck, & a functional kitchen complete with a newer refrigerator. A 2-piece powder room completes the main level. Upstairs, you’ll find 3 bedrooms including a spacious primary suite with a private 2-piece ensuite, plus a full 4-piece bathroom for the family. The finished basement adds valuable living space with a versatile family room & a good-sized laundry/utility area. Enjoy summer days in your fenced, landscaped backyard. The attached garage adds year-round convenience. Located in the well-kept community of Coventry Court just minutes from shopping, parks, schools & More!

Built in 2002

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4429869  |
| Price  | \$295,000 |



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.00              |
| Full Baths     | 1                 |
| Half Baths     | 2                 |
| Square Footage | 1,201             |
| Acres          | 0.00              |
| Year Built     | 2002              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 17 16933 115 Street |
| Area        | Edmonton            |
| Subdivision | Canossa             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5X 6E3             |

### Amenities

|           |                             |
|-----------|-----------------------------|
| Amenities | Deck, Hot Water Natural Gas |
| 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           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior          | Wood, Vinyl                         |
| Exterior Features | Flat Site, 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                      April 9th, 2025  
Days on Market                21  
Zoning                            Zone 27  
Condo Fee                        \$319

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