

## \$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                12  
Zoning                            Zone 27  
Condo Fee                        \$319

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