\$475,000 - 12240 173 Avenue, Edmonton

MLS® #E4442149

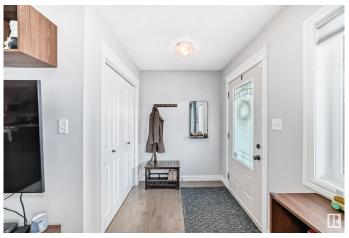
\$475,000

3 Bedroom, 3.50 Bathroom, 1,601 sqft Single Family on 0.00 Acres

Rapperswill, Edmonton, AB

This fully finished 1601 sq ft 2-storey home offers over 2,200 sq ft of total living space with 3 bedrooms and 3.5 bathrooms, with central AC. The main floor is filled with natural light and features an open-concept layout with a chef's kitchen, granite countertops, stainless steel appliances, custom cabinetry, and a large central island. The spacious living area, mudroom, and convenient powder room add to the home's functionality. Upstairs you'll find 3 well-sized bedrooms, a 4-piece main bath, upper-floor laundry, and a vaulted primary suite with a walk-in closet and elegant ensuite. The professionally finished basement includes a generous rec room, home gym area, 4-piece bathroom, and plenty of storage. Enjoy a beautifully landscaped yard, front porch, rear deck, and a double detached garage. Pride of ownership is evident throughout, just move in and enjoy.







Built in 2013

Essential Information

MLS® #	E4442149
Price	\$475,000
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1

Squ	uare Footage	1,601
Acr	es	0.00
Yea	ar Built	2013
Тур	e	Single Family
Sub	о-Туре	Detached Single Family
Sty	le	2 Storey
Sta	tus	Active
Community Information		
Со	mmunity Infor	mation
	mmunity Infor	mation 12240 173 Avenue
	dress	
Ado Are	dress	12240 173 Avenue
Ado Are	dress a odivision	12240 173 Avenue Edmonton
Ado Are Sub City	dress a odivision	12240 173 Avenue Edmonton Rapperswill

Province AB Postal Code T5X 0K2

Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Exercise Room,
	Front Porch, Vaulted Ceiling, Vinyl Windows, HRV System
Parking Spaces	3
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings
	Over-microwave, Nemgeralor, Slove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Fenced, Playground Nearby, Public Transportation, Schools,
	Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date ListedJune 12th, 2025Days on Market5ZoningZone 27

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 June 17th, 2025 at 3:17pm MDT