

\$458,900 - 12208 176 Avenue, Edmonton

MLS® #E4432601

\$458,900

3 Bedroom, 2.50 Bathroom, 1,623 sqft

Single Family on 0.00 Acres

Rapperswill, Edmonton, AB

IMMACULATE 3 bed, 2.5 bath with DOUBLE attached garage in desirable Rapperswill! Original owners have lovingly maintained this home inside and outâ€”shows 10/10.

Gorgeous curb appeal with beautifully landscaped yard. Step inside to a welcoming foyer with garage access and a convenient 2pc bath. The open-concept main floor features a stunning kitchen with quartz counters, full-height cabinetry, gas range, and centre islandâ€”perfect for entertaining. The bright living room has large windows, and the dining area leads to a fully fenced, manicured backyard with deck, gas BBQ hookup, and feature fountain. Upstairs you'll find 3 spacious bedrooms including a primary suite with walk-in closet and 3 pc ensuite, plus a 4 pc main bath and upstairs laundry. Central A/C included for a comfortable hot summer. The basement is unfinished and ready for your vision! Walk to Newcastle Lake, nearby shopping, dining, and enjoy quick access to the Henday. A perfect place to call home!



Built in 2017

Essential Information

MLS® # E4432601

Price \$458,900

Bedrooms 3

| | |
|----------------|---------------|
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,623 |
| Acres | 0.00 |
| Year Built | 2017 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 12208 176 Avenue |
| Area | Edmonton |
| Subdivision | Rapperswill |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5X 0L2 |

Amenities

| | |
|-----------|------------------------|
| Amenities | Deck, Patio |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Fenced, Landscaped, Park/Reserve, Playground Nearby, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |

| | |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|------------------|
| Elementary | Baturyn |
| Middle | Mary Butterworth |
| High | Queen Elizabeth |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 24th, 2025 |
| Days on Market | 7 |
| Zoning | Zone 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 May 1st, 2025 at 6:02pm MDT