

## **\$484,900 - 12212 176 Avenue, Edmonton**

MLS® #E4447211

**\$484,900**

3 Bedroom, 2.50 Bathroom, 1,551 sqft

Single Family on 0.00 Acres

Rapperswill, Edmonton, AB

Spacious well-kept 1550 sq/ft, Two Storey 3 bedroom 3 bathroom home with room to install a (separate entrance) in the quiet community of Rapperswill in North Edmonton. Featuring 9 ft ceilings on main floor, quartz countertops, stainless steel appliances, Laminate flooring throughout. Open concept kitchen W/ HUGE WALK IN PANTRY! Living room, dining area with patio doors to a large deck & fully fenced big back yard! Upper floor has 3 bedrooms, full bathroom and full laundry room w/ sink. Master bedroom includes walk-in closet and 4 pce ensuite. Full unspoiled basement. 24 ft deep double garage w/ extended driveway at 27' ft, perfect for travel trailers! Minutes to Shopping, restaurants, Walmart, LA Fitness, banking ETC. Easy access to the Anthony Henday, Country Lodge, playgrounds, walking trails and ponds. HURRY!! Wont last long!

Built in 2018

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4447211  |
| Price          | \$484,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,551     |



|            |               |
|------------|---------------|
| Acres      | 0.00          |
| Year Built | 2018          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 12212 176 Avenue |
| Area        | Edmonton         |
| Subdivision | Rapperswill      |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5X 0L2          |

### Amenities

|                |                                                                                                            |
|----------------|------------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Ceiling 9 ft., Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home, HRV System |
| Parking Spaces | 4                                                                                                          |
| Parking        | Double Garage Attached                                                                                     |

### Interior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                        |
| Stories           | 2                                                                                |
| Has Basement      | Yes                                                                              |
| Basement          | Full, Unfinished                                                                 |

### Exterior

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                  |
| Exterior Features | Fenced, Flat Site, Landscaped, No Back Lane, Paved Lane, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                             |
| Construction      | Wood, Vinyl                                                                                                                                  |
| Foundation        | Concrete Perimeter                                                                                                                           |

**School Information**

|            |                          |
|------------|--------------------------|
| Elementary | St. Lucy School          |
| Middle     | Sir John Thompson School |
| High       | Queen Elizabeth School   |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 25              |
| 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 August 5th, 2025 at 9:17pm MDT