

## **\$458,900 - 12208 176 Avenue, Edmonton**

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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

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