

## **\$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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Listing information last updated on May 1st, 2025 at 7:02pm MDT