

# \$400,000 - 12210 176 Avenue, Edmonton

MLS® #E4457714

**\$400,000**

3 Bedroom, 2.50 Bathroom, 1,463 sqft  
Single Family on 0.00 Acres

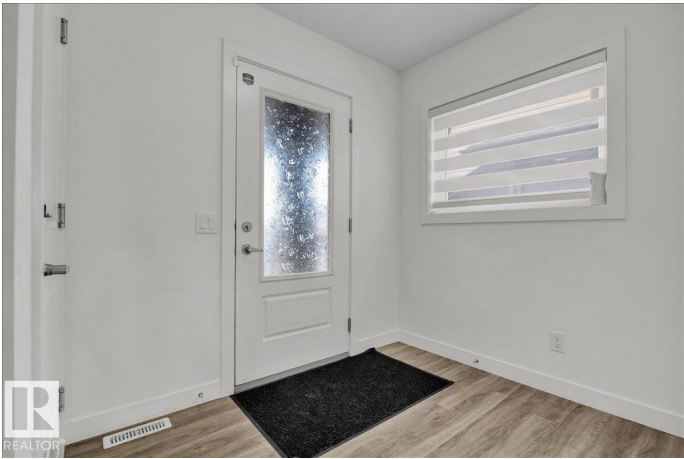
Rapperswill, Edmonton, AB

Original Owner Home on a Quiet Street in Rapperswill! This beautifully maintained home offers a bright, open layout with an abundance of natural light from large rear-facing windows and glass patio doors. The modern white kitchen features floor-to-ceiling cabinetry, quartz countertops, and stainless steel appliances. Perfect for everyday living and entertaining. The vinyl plank flooring and crisp white walls create a clean, luxurious feel throughout the main level. Upstairs, youâ€™ll find two generously sized bedrooms, convenient upper-floor laundry, and a spacious primary suite complete with a walk-in closet and a 4-piece ensuite. Additional highlights include a single attached garage and a private, fully fenced backyard with a wood deck. Ideal for hosting guests in the summer. Only minutes away from shopping, restaurants, Movati, walking trails & MORE! You can't beat this location!

Built in 2017

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4457714  |
| Price      | \$400,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,463         |
| Acres          | 0.00          |
| Year Built     | 2017          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 12210 176 Avenue |
| Area        | Edmonton         |
| Subdivision | Rapperswill      |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5X 0L2          |

### Amenities

|                |                         |
|----------------|-------------------------|
| Amenities      | Closet Organizers, Deck |
| Parking Spaces | 2                       |
| Parking        | Single Garage Attached  |

### Interior

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

### Exterior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                        |
| Exterior Features | Playground Nearby, Public Transportation, Recreation Use, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                   |
| Construction      | Wood, Vinyl                                                                        |
| Foundation        | Concrete Perimeter                                                                 |

**School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Baturyn/St. Lucy           |
| Middle     | Mary Butterworth/Sir John  |
| High       | Queen Eliz./Archbishop O'L |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 13th, 2025 |
| Days on Market | 48                   |
| Zoning         | Zone 27              |

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Listing information last updated on October 30th, 2025 at 10:32pm MDT