

## \$494,900 - 12212 176 Avenue, Edmonton

MLS® #E4447211

**\$494,900**

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	\$494,900
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	4
Zoning	Zone 27

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Listing information last updated on July 15th, 2025 at 6:02pm MDT