

\$458,900 - 12208 176 Avenue, Edmonton

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 out—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 island—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!

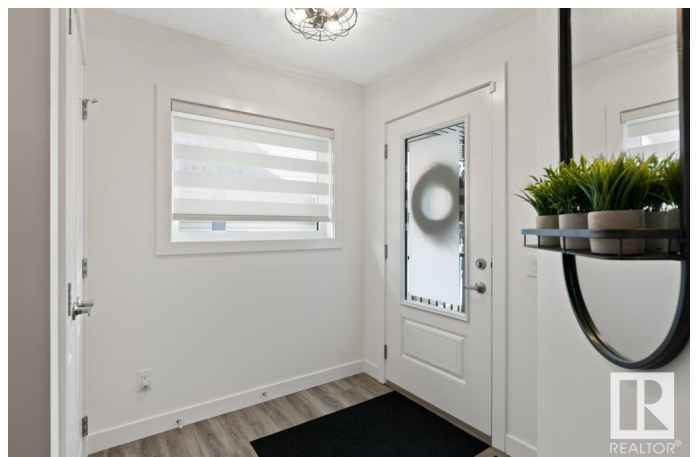
Built in 2017

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

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 May 1st, 2025 at 4:02pm MDT