

## \$454,800 - 12212 176 Avenue, Edmonton

MLS® #E4460895

**\$454,800**

3 Bedroom, 1.50 Bathroom, 1,612 sqft

Single Family on 0.00 Acres

Rapperswill, Edmonton, AB

Spacious well-kept 1640 sq ft two storey home with a fresh coat of paint and new carpets.

Three bedroom, three bath home with room to install a separate entrance in the quiet community of Rapperswill in North Edmonton.

9 ft ceilings on the main floor, quartz countertops, stainless steel appliances, laminate flooring throughout. Open concept kitchen w/ a huge walk-in pantry! Bright living room and dining room with patio doors to a large deck & fenced large backyard. Upper floor has 3 bedrooms, full bathroom and a full laundry room w/ a sink. Master bedroom includes walk-in closet and 4 piece en suite. Full unspoiled basement. 24ft deep double garage w/ extended driveway at 27 ft. Minutes to shopping centers, restaurants, LA fitness, etc. Easy access to the Henday, playgrounds, walking trails, and ponds.

Built in 2018

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4460895  |
| Price          | \$454,800 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Half Baths     | 3         |
| Square Footage | 1,612     |
| 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 10 ft., Hot Water Natural Gas, No Animal Home, No Smoking Home, HRV System |
| Parking   | Double Garage Attached                                                                                |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Refrigerator, Stove-Electric, Washer, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                              |
| Stories           | 2                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | Full, Unfinished                                                                                       |

### Exterior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                       |
| Exterior Features | Fenced, Landscaped, No Back Lane, Paved Lane, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                  |
| Construction      | Wood, Vinyl                                                                                                                       |
| Foundation        | Concrete Perimeter                                                                                                                |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 4th, 2025 |
| Days on Market | 21                |

Zoning

Zone 27

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Listing information last updated on October 25th, 2025 at 8:02am MDT