# \$475,000 - 12240 173 Avenue, Edmonton

MLS® #E4442149

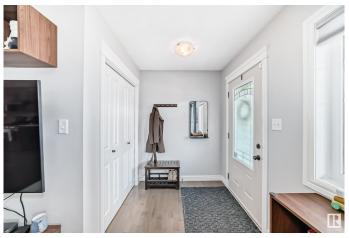
#### \$475,000

3 Bedroom, 3.50 Bathroom, 1,601 sqft Single Family on 0.00 Acres

Rapperswill, Edmonton, AB

This fully finished 1601 sq ft 2-storey home offers over 2,200 sq ft of total living space with 3 bedrooms and 3.5 bathrooms, with central AC. The main floor is filled with natural light and features an open-concept layout with a chef's kitchen, granite countertops, stainless steel appliances, custom cabinetry, and a large central island. The spacious living area, mudroom, and convenient powder room add to the home's functionality. Upstairs you'll find 3 well-sized bedrooms, a 4-piece main bath, upper-floor laundry, and a vaulted primary suite with a walk-in closet and elegant ensuite. The professionally finished basement includes a generous rec room, home gym area, 4-piece bathroom, and plenty of storage. Enjoy a beautifully landscaped yard, front porch, rear deck, and a double detached garage. Pride of ownership is evident throughout, just move in and enjoy.







Built in 2013

#### **Essential Information**

| MLS® #     | E4442149  |
|------------|-----------|
| Price      | \$475,000 |
| Bedrooms   | 3         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |
| Half Baths | 1         |

| Squ                       | uare Footage            | 1,601                                       |
|---------------------------|-------------------------|---|
| Acr                       | es                      | 0.00  |
| Yea                       | ar Built                | 2013  |
| Тур                       | e                       | Single Family                               |
| Sub                       | о-Туре                  | Detached Single Family                      |
| Sty                       | le                      | 2 Storey                                    |
| Sta                       | tus                     | Active                                      |
| Community Information     |                         |   |
| Со                        | mmunity Infor           | mation                                      |
|                           | mmunity Infor           | mation<br>12240 173 Avenue                  |
|                           | dress                   |   |
| Ado<br>Are                | dress                   | 12240 173 Avenue                            |
| Ado<br>Are                | dress<br>a<br>odivision | 12240 173 Avenue<br>Edmonton                |
| Ado<br>Are<br>Sub<br>City | dress<br>a<br>odivision | 12240 173 Avenue<br>Edmonton<br>Rapperswill |

Province AB Postal Code T5X 0K2

## Amenities

| Amenities      | Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Exercise Room, |
|----------------|---|
|                | Front Porch, Vaulted Ceiling, Vinyl Windows, HRV System                 |
| Parking Spaces | 3   |
| Parking        | Double Garage Detached  |

## Interior

| Interior Features | ensuite bathroom  |
|-------------------|---|
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan,<br>Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings |
|                   | Over-microwave, Nemgeralor, Slove-Gas, Washer, Window Coverings   |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

| Exterior          | Wood, Stone, Vinyl  |
|-------------------|---|
| Exterior Features | Back Lane, Fenced, Playground Nearby, Public Transportation, Schools, |
|                   | Shopping Nearby   |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

#### **Additional Information**

Date ListedJune 12th, 2025Days on Market2ZoningZone 27

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Listing information last updated on June 14th, 2025 at 7:47pm MDT