

## \$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



Square Footage	1,601
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	12240 173 Avenue
Area	Edmonton
Subdivision	Rapperswill
City	Edmonton
County	ALBERTA
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, Oven-Microwave, Refrigerator, Stove-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 Listed                June 12th, 2025  
Days on Market        4  
Zoning                    Zone 27

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