

## \$499,900 - 12023 173 Avenue, Edmonton

MLS® #E4444538

**\$499,900**

3 Bedroom, 2.50 Bathroom, 1,530 sqft

Single Family on 0.00 Acres

Rapperswill, Edmonton, AB

Visit the Listing Brokerage (and/or listing REALTOR®) website to obtain additional information. Welcome to this beautiful 1530 sq ft 2 storey home in thriving Rapperswill! The main floor greets you with 9 ft Ceilings, luxury vinyl plank (installed 2021) and tile flooring. Enjoy open-concept living in the spacious family room and dining nook. The kitchen offers ample cabinetry, granite countertops, walk-in pantry, and SS appliances with a gas stove. On the second floor you will find the master bedroom with a large walk-in closet and 4 pc bath. Two more bedrooms, another 4 pc bath, and the laundry room complete the upstairs. The unfinished basement awaits your personal touch. The front yard features two well-established apple trees, a cherry tree, a saskatoon, and multiple raspberry canes. Step onto the backyard composite deck and enjoy the newly installed lawn. Situated close to parks, fitness centres, shopping, and easy access to the Anthony Henday - it's the ideal family home!

Built in 2015

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4444538  |
| Price    | \$499,900 |
| Bedrooms | 3         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,530                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 12023 173 Avenue |
| Area        | Edmonton         |
| Subdivision | Rapperswill      |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5X 0J6          |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Ceiling 9 ft., Vinyl Windows, See Remarks |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached                    |

### **Interior**

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | Stove-Gas, See Remarks    |
| Heating           | Forced Air-2, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Shopping Nearby, Vegetable Garden |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 26th, 2025  
Days on Market                54  
Zoning                              Zone 27

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