

\$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 6
Zoning Zone 27

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