

## \$479,900 - 12023 173 Avenue, Edmonton

MLS® #E4444538

**\$479,900**

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 \$479,900

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                82  
Zoning                              Zone 27

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