

\$454,800 - 12212 176 Avenue, Edmonton

MLS® #E4460895

\$454,800

3 Bedroom, 1.50 Bathroom, 1,612 sqft

Single Family on 0.00 Acres

Rapperswill, Edmonton, AB

Spacious well-kept 1640 sq ft two storey home with a fresh coat of paint and new carpets.

Three bedroom, three bath home with room to install a separate entrance in the quiet community of Rapperswill in North Edmonton.

9 ft ceilings on the main floor, quartz countertops, stainless steel appliances, laminate flooring throughout. Open concept kitchen w/ a huge walk-in pantry! Bright living room and dining room with patio doors to a large deck & fenced large backyard. Upper floor has 3 bedrooms, full bathroom and a full laundry room w/ a sink. Master bedroom includes walk-in closet and 4 piece en suite. Full unspoiled basement. 24ft deep double garage w/ extended driveway at 27 ft. Minutes to shopping centers, restaurants, LA fitness, etc. Easy access to the Henday, playgrounds, walking trails, and ponds.

Built in 2018

Essential Information

MLS® #	E4460895
Price	\$454,800
Bedrooms	3
Bathrooms	1.50
Half Baths	3
Square Footage	1,612
Acres	0.00



Year Built	2018
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	12212 176 Avenue
Area	Edmonton
Subdivision	Rapperswill
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 0L2

Amenities

Amenities	On Street Parking, Ceiling 10 ft., Hot Water Natural Gas, No Animal Home, No Smoking Home, HRV System
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Refrigerator, Stove-Electric, Washer, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, No Back Lane, Paved Lane, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 4th, 2025
Days on Market	29

Zoning

Zone 27

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 2nd, 2025 at 8:02pm MST