\$439,900 - 12306 173a Avenue, Edmonton

MLS® #E4441165

\$439,900

3 Bedroom, 2.50 Bathroom, 1,417 sqft Single Family on 0.00 Acres

Rapperswill, Edmonton, AB

Meticulously maintained & FULLY FINISHED Half Duplex featuring 3 bdrms & 2.5 baths in the popular community of Rapperswill. Spacious entrance invites you to find gleaming hardwood flooring that leads to a great room filtering ample natural light. The open concept kitchen boasts plenty cabinets, granite countertops, corner pantry, SS appliances, island that overlooks the living room & dining room, from which there is an entrance to a large deck, fully fenced backyard and a beautiful green space. A guest bath & access to the single attached garage compliment the functional layout. Upper level offers 3 spacious bedrooms including your primary retreat w/a walk in closet, 4-pc ensuite & a shared 4pc main bathroom. The fully finished basement offers a huge family / rec room, laundry, & plenty of extra space for storage. This property is conveniently located close to schools, parks, trails, the Anthony Henday, Walmart, Sobeys, LA Fitness & all other great amenities. This home is move in ready!



Essential Information

MLS® # E4441165 Price \$439,900

Bedrooms 3







Bathrooms 2.50 Full Baths 2

Half Baths 1

Square Footage 1,417 Acres 0.00 Year Built 2014

Type Single Family
Sub-Type Half Duplex

Style 2 Storey
Status Active

Community Information

Address 12306 173a Avenue

Area Edmonton
Subdivision Rapperswill
City Edmonton
County ALBERTA

Province AB

Postal Code T5X 0J8

Amenities

Amenities Deck, Front Porch, No Animal Home, No Smoking Home, Parking-Extra

Parking Single Garage Attached

Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave

Hood Fan, Refrigerator, Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement Full, Finished

Exterior

Exterior Wood, Vinyl

Exterior Features Fenced, Flat Site, Landscaped, Playground Nearby, Public

Transportation, Schools, Shopping Nearby, See Remarks

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed June 7th, 2025

Days on Market 9

Zoning Zone 27

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