

\$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!

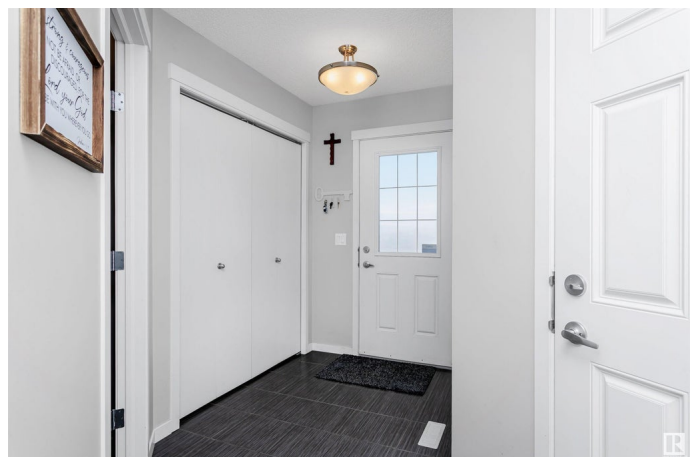
Built in 2014

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 6

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 June 13th, 2025 at 3:02pm MDT