

## \$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                9

Zoning                            Zone 27

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