

\$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

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 16th, 2025 at 6:32pm MDT