

# \$500,000 - 12216 170 Avenue, Edmonton

MLS® #E4432443

**\$500,000**

3 Bedroom, 2.50 Bathroom, 2,098 sqft

Single Family on 0.00 Acres

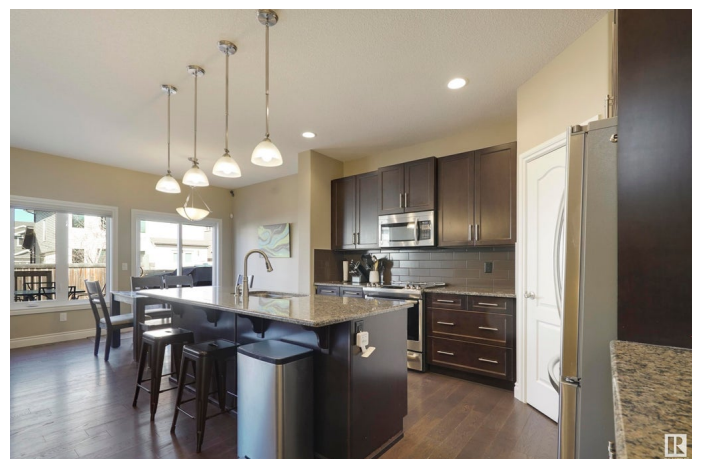
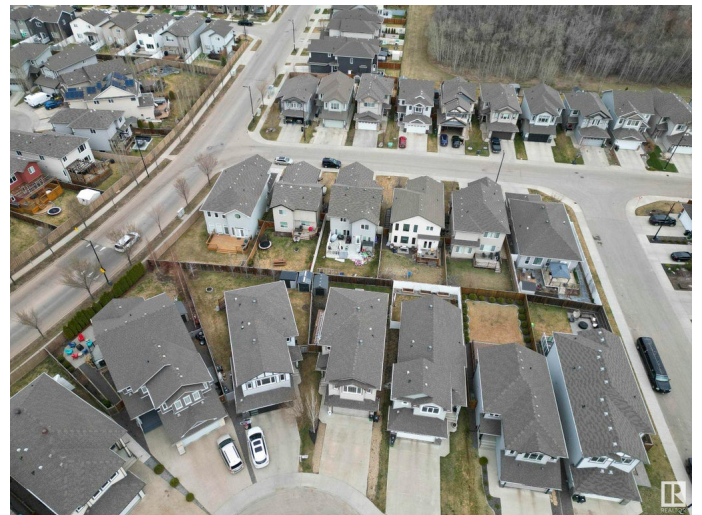
Rapperswill, Edmonton, AB

Crescent life in Rapperswill never looked better. Visit the REALTOR® website for more info. In a location perfect for street hockey, bike riding, & family strolls, this Coventry-built 2-storey offers the lifestyle your family's been searching for. This family-sized 2-Storey features a bright, open-concept main floor with an upgraded kitchen. The open-concept main floor offers a living room that's perfect for entertaining with layered lighting to create an atmosphere. Upstairs, there's a bonus room that allows a second space to gather & relax along with 3 bedrooms. The primary bedroom has both a shower & soaker tub to take advantage of the hot water on demand. Upstairs laundry to save you hundreds of flights of stairs & Central A/C to make sure everyone get's a great summer night's rest. Outside, the natural gas hookup is ready for BBQ season & the double garage completes the total package. Just a 3 minute drive to groceries, restaurants & shopping, this house is move-in-ready for your family to grow into.

Built in 2013

## Essential Information

MLS® #	E4432443
Price	\$500,000
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,098
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	12216 170 Avenue
Area	Edmonton
Subdivision	Rapperswill
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 0H9

### **Amenities**

Amenities	Air Conditioner, Hot Water Tankless
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
----------	-------------

Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Baturyn School
Middle	Mary Butterworth School
High	Queen Elizabeth School

### **Additional Information**

Date Listed	April 24th, 2025
Days on Market	1
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 April 24th, 2025 at 7:47pm MDT