

\$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.

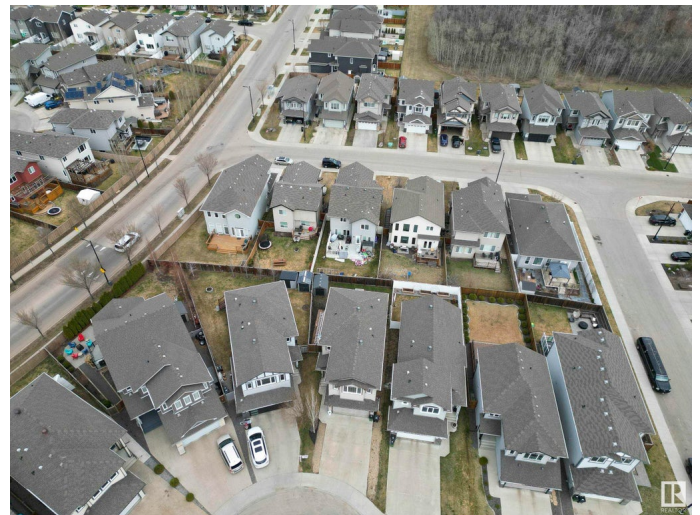
Built in 2013

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	3
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 27th, 2025 at 2:17pm MDT