

Courtesy Of Aldo Esposito Of Century 21 Masters

\$649,000 - 12303 176 Avenue, Edmonton

MLS® #E4448258

\$649,000

4 Bedroom, 3.50 Bathroom, 2,536 sqft

Single Family on 0.00 Acres

Rapperswill, Edmonton, AB

This 2500 sqft family home in truly has it all: 4 Bedrooms Upstairs + Bonus Room, a 25'™ Deep Garage and a Corner Pie Lot! Take advantage of your rare 25'™ deep garage with 9'™ door and floor drain, plus your Large Corner Pie Lot that's nearly 50% larger than normal! Your bright open-concept living space welcomes you with Central Air Conditioning, tall 9' Ceilings, Home Office, Stone Countertops, Walk Through Pantry, Stainless Steel Appliances and a huge Back Entrance. The 2nd floor has a rare 4 bedroom + Bonus Room layout incl a Master Bedroom with Two giant walk-in closets and fantastic ensuite - all of this plus three more bedrooms, another full bathroom, bonus room and convenient Upstairs Laundry. Downstairs, your basement with 9'™ ceilings is partly finished with a full bathroom, and room for future 5th and 6th bedrooms and Rec Room. The fully fenced Backyard is perfect for kids and pets - with maintenance free fencing, a maintenance free deck, and rare corner access for future RV Parking!

Built in 2018

Essential Information

MLS® # E4448258

Price \$649,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,536
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	12303 176 Avenue
Area	Edmonton
Subdivision	Rapperswill
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 0L2

Amenities

Amenities	Ceiling 9 ft., Deck, Exterior Walls- 2"x6", Sprinkler Sys-Underground, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Attached, Over Sized

Interior

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

Exterior

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

School Information

Elementary	St. Lucy, Bishop Savaryn
Middle	Mary Butterworth, Eliz Fin
High	O'Leary, Queen Elizabeth

Additional Information

Date Listed	July 17th, 2025
Days on Market	4
Zoning	Zone 27

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Listing information last updated on July 20th, 2025 at 9:31pm MDT