

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	2
Zoning	Zone 27

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Listing information last updated on July 19th, 2025 at 1:47am MDT