

## \$495,000 - 12240 177 Ave, Edmonton

MLS® #E4444928

**\$495,000**

3 Bedroom, 2.50 Bathroom, 1,655 sqft

Single Family on 0.00 Acres

Rapperswill, Edmonton, AB

Welcome to this stunning 2-storey single-family home, located in the highly sought-after community of Rapperswill! This beautiful property features a welcoming foyer that opens into a spacious and modern open-concept main floor. The kitchen is equipped with sleek stainless steel appliances, ample counter space, and a large dining area â€” perfect for family gatherings. The cozy living room is filled with natural light, creating a warm and inviting atmosphere. Upstairs, youâ€™ll find a spacious primary bedroom with a private ensuite, two additional well-sized bedrooms, and a generous bonus room â€” ideal for a home office, playroom, or second living area. Enjoy added privacy with no rear neighbors, making the fully fenced backyard a peaceful retreat. The beautifully landscaped front yard features a variety of perennial roses that add charm and curb appeal to this lovely home. Located just minutes away from parks, schools, public transit, and shopping centers, this home offers both convenience and comfort.

Built in 2017

### Essential Information

MLS® # E4444928

Price \$495,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,655                  |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 12240 177 Ave |
| Area        | Edmonton      |
| Subdivision | Rapperswill   |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T5X 0L1       |

### Amenities

|           |                                                               |
|-----------|---------------------------------------------------------------|
| Amenities | Deck, Detectors Smoke, No Animal Home, No Smoking Home, Patio |
| Parking   | Double Garage Attached                                        |

### Interior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                |
| Appliances        | Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                       |
| Stories           | 2                                                               |
| Has Basement      | Yes                                                             |
| Basement          | Full, Unfinished                                                |

### Exterior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                 |
| Exterior Features | Fenced, No Back Lane, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                            |
| Construction      | Wood, Vinyl                                                                                                                 |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 28th, 2025  
Days on Market                54  
Zoning                              Zone 27



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