

\$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 |
|----------|-------------|

| | |
|-------------------|--|
| 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 | 7 |
| Zoning | Zone 27 |

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Listing information last updated on July 24th, 2025 at 5:32pm MDT