

## \$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                58  
Zoning                              Zone 27



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