

## \$449,000 - 12530 172 Avenue, Edmonton

MLS® #E4457751

**\$449,000**

3 Bedroom, 3.50 Bathroom, 1,333 sqft

Single Family on 0.00 Acres

Rapperswill, Edmonton, AB

NICE HALF DUPLEX WITH FINISHED BASEMENT AT RAPPERSMILL AREA AT 12530 172 AVE NW, EDMONTON, AB. MAIN FLOOR HAS LARGE ENTRY, A DEN, DINING ROOM OVERLOOKING KITCHEN, LIVING ROOM, HALF BATH, BACK DOOR TO DECK. UPSTAIRS HAS 3 BEDROOMS, MASTER BEDROOM HAS FULL BATH & WALK-IN CLOSET, ANOTHER FULL BATH AT THE HALLWAY, LAUNDRY CLOSET. BASEMENT HAS A LARGE FAMILY ROOM, FULL BATH. SINGLE ATTACHED GARAGE. LARGE PIE SHAPED LOT WITH FENCE & STORAGE SHED.

Built in 2013

### Essential Information

MLS® #	E4457751
Price	\$449,000
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,333
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family



Style	2 Storey
Status	Active

### Community Information

Address	12530 172 Avenue
Area	Edmonton
Subdivision	Rapperswill
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 0E6

### Amenities

Amenities	Deck
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	September 14th, 2025
Zoning	Zone 27

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 14th, 2025 at 6:17pm MDT