

# \$409,000 - 12513 171 Avenue, Edmonton

MLS® #E4423359

**\$409,000**

3 Bedroom, 2.50 Bathroom, 1,497 sqft  
Single Family on 0.00 Acres

Rapperswill, Edmonton, AB

Located in the sought-after Rapperswill community, this well-maintained 2012-built half-duplex offers 1,500 sqft of functional living space, featuring 3 spacious bedrooms, 2.5 bathrooms, and a single attached garage. The open-concept main floor boasts a modern kitchen and walkthrough pantry, a bright dining area, and a spacious living room with a gas fireplace. The south-facing spacious backyard fills the home with natural light, creating a warm and inviting atmosphere. Upstairs, the primary suite features a walk-in closet and private full ensuite, while two additional bedrooms, a full bathroom, and convenient upper-level laundry complete the space. The unfinished basement, with a large window and future bathroom rough-in, offers great potential for future development. Enjoy easy access to top amenities, including Walmart, Sobeys, restaurants, parks, and schools, with quick access to Anthony Henday Drive for effortless commuting. Don't miss this opportunity!

Built in 2012

## Essential Information

MLS® #	E4423359
Price	\$409,000
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,497
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	12513 171 Avenue
Area	Edmonton
Subdivision	Rapperswill
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 0E5

### **Amenities**

Amenities	On Street Parking, Front Porch, Hot Water Natural Gas, No Smoking Home, Vinyl Windows
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Playground Nearby, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed February 28th, 2025

Days on Market 14

Zoning Zone 27

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