

## \$574,900 - 12416 171 Avenue, Edmonton

MLS® #E4438032

**\$574,900**

3 Bedroom, 2.50 Bathroom, 2,023 sqft

Single Family on 0.00 Acres

Rapperswill, Edmonton, AB

Former Sterling Showhome in Rapperswill with countless upgrades and premium finishes throughout! This beautiful home features 9ft ceilings, central A/C, and a wide, open hallway upstairs leading to a spacious family room. Enjoy built-in speakers throughout the living room, bonus room, and primary bedroom; each individually controlled via a smart device through a central receiver. The finished garage adds convenience, while the main floor laundry includes a handy sink. A well-founded shed offers extra storage. Ideally located near schools, parks, shopping, and all amenities with quick access to Anthony Henday. A perfect blend of style, comfort, and smart living. Donâ€™t miss this one!

Built in 2011

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4438032  |
| Price          | \$574,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,023     |
| Acres          | 0.00      |
| Year Built     | 2011      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 12416 171 Avenue |
| Area        | Edmonton         |
| Subdivision | Rapperswill      |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5X 0E4          |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Deck, No Smoking Home |
| Parking   | Double Garage Attached                 |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 23rd, 2025 |
| Days on Market | 2              |
| Zoning         | Zone 27        |

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Listing information last updated on May 25th, 2025 at 8:17am MDT