

## \$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       | Half Duplex   |



|        |          |
|--------|----------|
| 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 |
| Days on Market | 23                   |
| Zoning         | Zone 27              |

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Listing information last updated on October 7th, 2025 at 2:17am MDT