

## \$549,000 - 12416 171 Avenue, Edmonton

MLS® #E4446785

**\$549,000**

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® #	E4446785
Price	\$549,000
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	July 9th, 2025
Days on Market	3
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 July 12th, 2025 at 12:32am MDT