

## \$599,800 - 12108 177 Avenue, Edmonton

MLS® #E4431001

**\$599,800**

4 Bedroom, 2.50 Bathroom, 1,836 sqft

Single Family on 0.00 Acres

Rapperswill, Edmonton, AB

4 Bedrooms Up or 3 + Bonus Room! Main floor DEN, Picture-Perfect 10/10 2 Storey ! This home is a true standout, offering the perfect blend of style, function, and pride of ownership. As soon as you step inside, you'll appreciate just how beautifully maintained and genuinely loved this home has been. Thoughtful upgrades throughout include: stunning luxury vinyl plank flooring, 9â€™™ ceilings, granite countertops (including the kitchen sink!), a premium hood fan, GAS stove, built-in organizers, fresh interior paint, an oversized hot water tank. Step outside to enjoy the no-maintenance deck built on 5â€™™ deep piles, meticulous landscaping, and fencing â€™™ + a wood shed on its' own concrete pad. The basement development was just completed in the last month - 90% complete. At the back of the property, you'll find an incredible custom-built basketball court â€™™ perfect for staying active or keeping the kids entertained. This home has so much to offer, shows as outstanding at every turn. You won't want to miss it!

Built in 2019

### Essential Information

MLS® # E4431001

Price \$599,800



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,836                  |
| Acres          | 0.00                   |
| Year Built     | 2019                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 12108 177 Avenue |
| Area        | Edmonton         |
| Subdivision | Rapperswill      |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5X 0K9          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Double Garage Attached |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Mantel  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Partially Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Fenced, Flat Site, Landscaped, Playground Nearby, Schools, Shopping |

|              |                    |
|--------------|--------------------|
|              | Nearby             |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 15th, 2025 |
| Days on Market | 4                |
| Zoning         | Zone 27          |

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Listing information last updated on April 19th, 2025 at 9:31pm MDT