

Courtesy Of Robert Eskiw Of RE/MAX Professionals

## \$599,900 - 12220 170 Avenue, Edmonton

MLS® #E4427796

**\$599,900**

4 Bedroom, 3.5 Bathroom, 2,053 sqft  
Single Family on 0.00 Acres

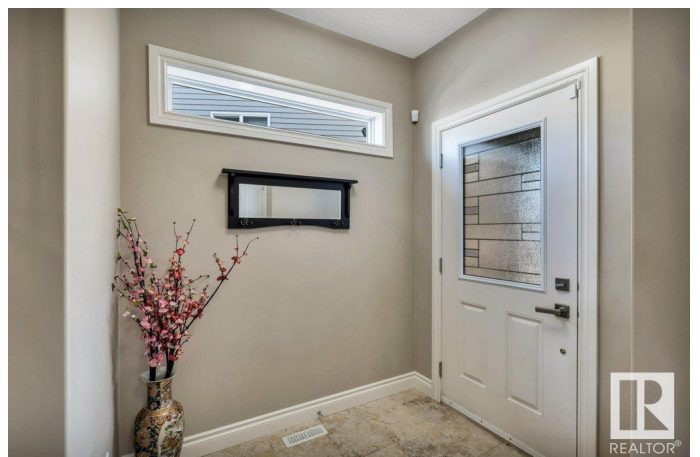
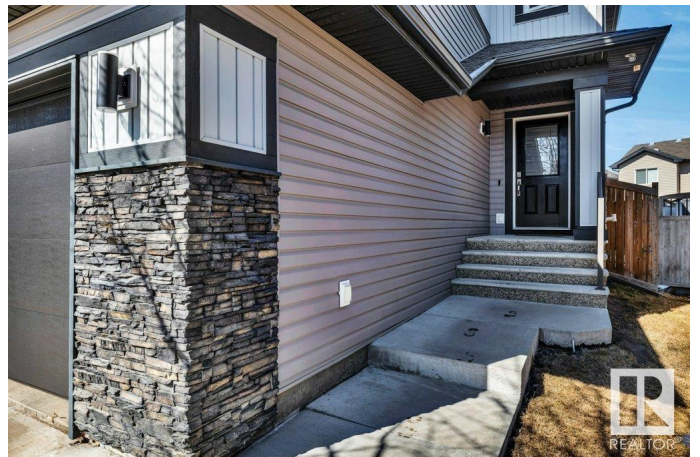
Rapperswill, Edmonton, AB

Stunning Coventry-built family home in Newcastle, offering 4 spacious bedrooms, 3.5 baths, and a fully finished basement. The main level showcases a gourmet kitchen w/granite countertops, rich cabinetry, stainless steel appliances, a corner pantry, and a central island with an eating bar. The inviting living room features a striking stone-surround gas fireplace, custom shelving, extended mantle and hardwood flooring. Upstairs, offers a vaulted bonus room w/pot lights, a bright laundry room, and three generously sized bedrooms. The primary suite boasts a walk-in closet and a luxurious ensuite with a corner soaker tub, a separate shower, and an oversized vanity. The finished basement impresses with 9'™ ceilings, a spacious rec room, a 4th bedroom, and a full bath. Additional highlights include an oversized heated garage and central A/C. Enjoy outdoor living on the large deck in the fenced backyard with mature trees and a fire pit. Located just minutes from the lake, shopping, transit, and all amenities!

Built in 2013

### Essential Information

MLS® #	E4427796
Price	\$599,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,053
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	12220 170 Avenue
Area	Edmonton
Subdivision	Rapperswill
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 0H9

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Smart/Program. Thermostat, Vaulted Ceiling, Vinyl Windows, Vacuum System-Roughed-In, 9 ft. Basement Ceiling
Parking Spaces	4
Parking	Double Garage Attached, Heated, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Direct Vent, Mantel, Stone Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed	March 27th, 2025
Days on Market	9
Zoning	Zone 27

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Listing information last updated on April 5th, 2025 at 4:17pm MDT