

## **\$699,000 - 12263 170 Avenue, Edmonton**

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MLS® #E4426625

### **\$699,000**

5 Bedroom, 3.00 Bathroom, 1,695 sqft

Single Family on 0.00 Acres

Rapperswill, Edmonton, AB

Experience unparalleled lakeside living in this pristine 1,695 sq. ft. bi-level, where modern comfort meets breathtaking natural beauty. Nestled in the family-friendly neighborhood of Rapperswill, this 5-bedroom, 3-bathroom home is in like-new condition, with many upgrades beyond its original specifications. Backing onto Newcastle Lake and scenic walking trails, the home offers a perfect blend of tranquility and convenience, just moments from everyday amenities. Inside, vaulted ceilings, hardwood floors, and granite countertops add elegance and warmth, while soaring vaulted ceilings and large windows fill the space with natural light. You'll love the Primary Suite! The fully finished WALK OUT basement provides additional living space w/easy access to the beautifully landscaped yard. Enjoy incredible sunrises from the deck or by the fire pit - the perfect setting for relaxation or entertaining. With a prime location, stunning South East views, exceptional craftsmanship, this home is truly a fantastic find!



Built in 2013

### **Essential Information**

MLS® #                    E4426625

Price                        \$699,000

Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,695
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	12263 170 Avenue
Area	Edmonton
Subdivision	Rapperswill
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 0H9

### **Amenities**

Amenities	Deck, Detectors Smoke, Exterior Walls- 2"x6", Vaulted Ceiling, Walkout Basement, HRV System, 9 ft. Basement Ceiling
Parking Spaces	4
Parking	Double Garage Attached
Is Waterfront	Yes

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Backs Onto Lake, Corner Lot, Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, View Lake
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed March 20th, 2025

Days on Market 22

Zoning Zone 27

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