

# \$574,900 - 17312 126 Street, Edmonton

MLS® #A2251927

**\$574,900**

3 Bedroom, 3.00 Bathroom, 1,872 sqft

Residential on 0.12 Acres

Rapperswill, Edmonton, Alberta

The search is over - this home and location are 10/10! Sitting on a large pie shaped lot with no neighbours behind you, just trees, and tucked into a quiet/private cul-de-sac in Rapperswill, this newer 2 storey 1,871 square foot home offers 3 bedrooms and 2.5 bathrooms. The bright open main floor with 9'™ ceilings, modern kitchen/appliances, living/dining room, and gas fireplace are perfect for entertaining. Step out from the dining room to a new composite deck and massive yard that backs a forest where the kids have so much room to play. Store your stuff in the new garden shed, or in the dream garage fully finished with epoxy floors, cabinets, workbench, and garage vac. Upstairs you'll find a sunny bonus room, full bathroom, and 3 bedrooms including the primary retreat with a 5 piece ensuite and jetted soaker tub. For the growing family, the 9'™ basement is ready to expand your living space in the future. Minutes from shopping, schools, trails, quick access to the Henday/127 Street - this is the ideal location and home to plant roots.

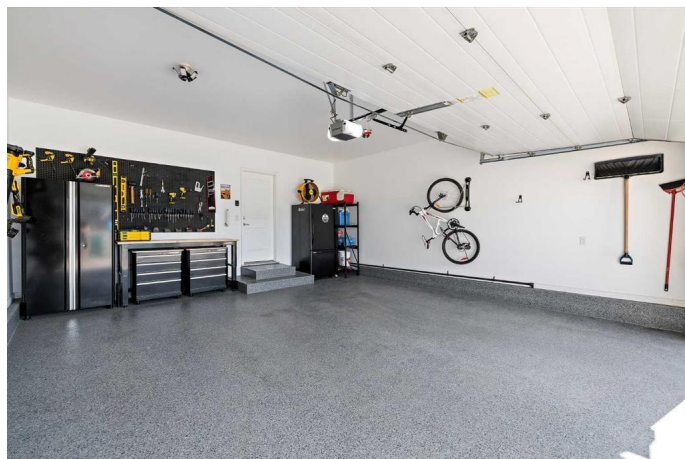
Built in 2014

## Essential Information

MLS® # A2251927

Price \$574,900

Bedrooms 3



|                |             |
|----------------|-------------|
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,872       |
| Acres          | 0.12        |
| Year Built     | 2014        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 17312 126 Street |
| Subdivision | Rapperswill      |
| City        | Edmonton         |
| County      | Edmonton         |
| Province    | Alberta          |
| Postal Code | T5X 0J9          |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Stone Counters, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, See Remarks, Washer, Window Coverings                                                             |
| Heating           | Forced Air, Natural Gas                                                                                                                                        |
| Cooling           | None                                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                            |
| # of Fireplaces   | 1                                                                                                                                                              |
| Fireplaces        | Gas                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                            |
| Basement          | Full, Unfinished                                                                                                                                               |

### Exterior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                                    |
| Lot Description   | Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Many Trees, No Neighbours Behind, Pie Shaped Lot, Private |
| Roof              | Asphalt Shingle                                                                                                 |
| Construction      | Stone, Vinyl Siding, Wood Frame                                                                                 |
| Foundation        | Poured Concrete                                                                                                 |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 70                |
| Zoning         | 27                |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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