

## \$395,999 - 16717 120 St, Edmonton

MLS® #E4451958

**\$395,999**

3 Bedroom, 2.50 Bathroom, 1,356 sqft

Single Family on 0.00 Acres

Rapperswill, Edmonton, AB

Well-Maintained Duplex in Rapperswill | No Neighbour on One Side! Welcome to this beautiful 3-bedroom, 2.1-bathroom half duplex features a smart layout with upstairs laundry, a fully fenced yard, and a tankless water heater for endless on-demand hot water and energy efficiency. Enjoy extra privacy with no neighbor on one side, and take advantage of nearby amenities including shopping, dining, parks, fitness facilities, and fast access to Anthony Henday. Whether you're working from home or commuting, this home checks all the boxes. Quick possession available.

Built in 2013

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4451958      |
| Price          | \$395,999     |
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,356         |
| Acres          | 0.00          |
| Year Built     | 2013          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |              |
|-------------|--------------|
| Address     | 16717 120 St |
| Area        | Edmonton     |
| Subdivision | Rapperswill  |
| City        | Edmonton     |
| County      | ALBERTA      |
| Province    | AB           |
| Postal Code | T5X 0G5      |

### Amenities

|           |                                           |
|-----------|-------------------------------------------|
| Amenities | Deck, Hot Water Tankless, No Smoking Home |
| Parking   | Single Garage Attached                    |

### Interior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                     |
| Appliances        | Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                            |
| Stories           | 2                                                                                                                    |
| Has Basement      | Yes                                                                                                                  |
| Basement          | Full, Unfinished                                                                                                     |

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                            |
| Exterior Features | Corner Lot, Fenced, Flat Site, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                       |
| Construction      | Wood, Vinyl                                                                            |
| Foundation        | Concrete Perimeter                                                                     |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 8                |
| 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 August 16th, 2025 at 3:47pm MDT