

## \$479,000 - 12019 167b Avenue, Edmonton

MLS® #E4451412

**\$479,000**

4 Bedroom, 2.50 Bathroom, 1,464 sqft

Single Family on 0.00 Acres

Rapperswill, Edmonton, AB

Welcome to this lovingly maintained Landmark Built 2-storey home in the desirable North West Edmonton community of Rapperswill! Built in 2013, this 1463 Ft<sup>2</sup> home radiates pride of ownership. Step inside and be captivated by the bright main floor, featuring hardwood flooring and fresh paint throughout. The heart of the home is the stunning kitchen, a chef's dream complete with modern stainless steel appliances, a stylish hood fan, and a gorgeous backsplash. Upstairs you will find 3 spacious bedrooms, perfect for a growing family. Primary suite features ensuite bath and walk in closet. The partially finished basement offers incredible potential, already framed, dry walled for 4th bedroom, family room and rough-ins for a future 4th bathroom. Enjoy summer days in your south facing private, maintenance-free landscaped backyard, complete with a durable composite deck! Stay cool all season long with the central Air Conditioning. 19x19 Double Garage with extra wide drive way for additional parking.

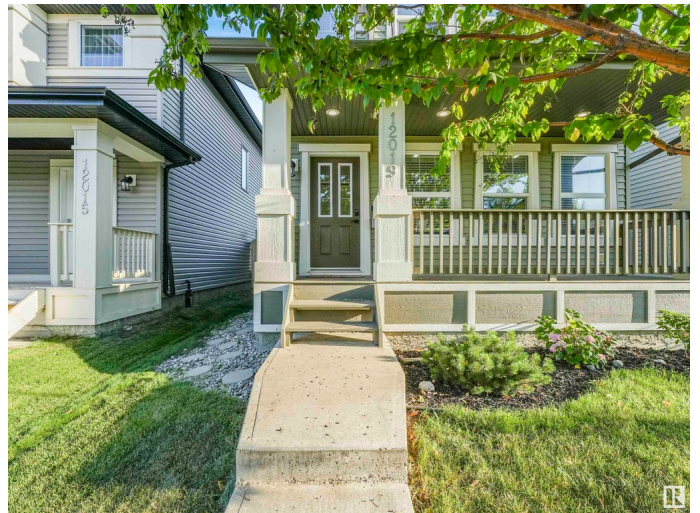
Built in 2013

### Essential Information

MLS® # E4451412

Price \$479,000

Bedrooms 4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,464
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	12019 167b Avenue
Area	Edmonton
Subdivision	Rapperswill
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 0G8

### Amenities

Amenities	Air Conditioner, Deck, Hot Water Tankless, Television Connection, Vinyl Windows, Natural Gas BBQ Hookup
Parking Spaces	3
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Composition, Vinyl
Exterior Features	Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Composition, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	August 6th, 2025
Days on Market	1
Zoning	Zone 27

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Listing information last updated on August 7th, 2025 at 8:02am MDT