

## \$469,000 - 12019 167b Avenue, Edmonton

MLS® #E4451412

**\$469,000**

3 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.

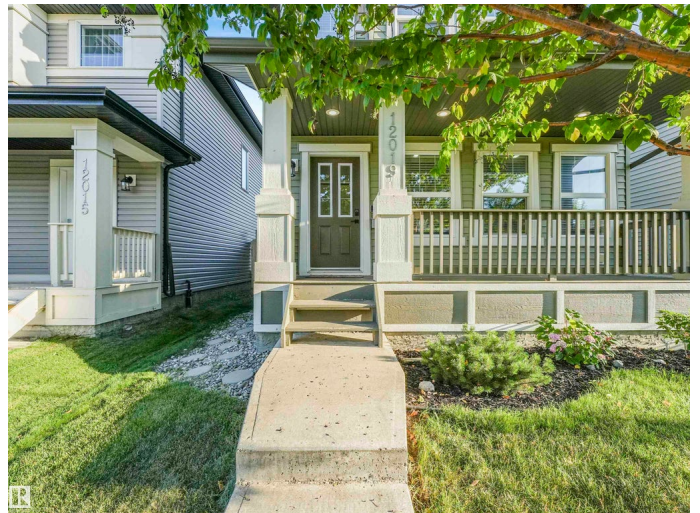
Built in 2013

### Essential Information

MLS® # E4451412

Price \$469,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| 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 | 15               |
| Zoning         | Zone 27          |

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Listing information last updated on August 21st, 2025 at 8:17pm MDT