

## \$595,000 - 12248 167b Avenue, Edmonton

MLS® #E4428455

**\$595,000**

4 Bedroom, 2.50 Bathroom, 1,937 sqft  
Single Family on 0.00 Acres

Rapperswill, Edmonton, AB

Situated on a spacious lot, this beautifully designed executive home offers an open-concept layout with high-end finishes throughout. The main floor boasts a gas fireplace, a stunning kitchen with quartz countertops, extended custom cabinetry, stainless steel appliances, and a walk-through pantry for added convenience. A half-bath completes this level. Upstairs, you'll find a spacious bonus room, along with three generously sized bedrooms. The primary suite is a true retreat, featuring a luxurious 5-piece ensuite with a soaker tub, dual sinks, and a walk-in closet. The partially finished basement offers a fourth bedroom and endless possibilities for additional living space. Step outside to your beautifully landscaped, low-maintenance backyard, complete with a stone patio and fire pit—perfect for relaxing or entertaining! Ideally located close to schools and within walking distance to grocery stores, Walmart Supercentre, LA Fitness, restaurants, and the new Movati Club, this home has it all!

Built in 2017

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4428455  |
| Price    | \$595,000 |
| Bedrooms | 4         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,937                  |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 12248 167b Avenue |
| Area        | Edmonton          |
| Subdivision | Rapperswill       |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5X 0G7           |

### **Amenities**

|           |                           |
|-----------|---------------------------|
| Amenities | Fire Pit, No Smoking Home |
| Parking   | Double Garage Attached    |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Glass Door  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Partially Finished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Fenced, Landscaped, Low Maintenance Landscape, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

### **Additional Information**

Date Listed            March 30th, 2025

Days on Market      9

Zoning                Zone 27

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Listing information last updated on April 8th, 2025 at 7:32am MDT