

**\$399,900 - 12009 167a Avenue, Edmonton**

MLS® #E4459533

**\$399,900**

3 Bedroom, 2.50 Bathroom, 1,536 sqft  
Single Family on 0.00 Acres

Rapperswill, Edmonton, AB

Welcome to an exceptional family home nestled in Rapperswil, Edmonton. This elegant residence, built in 2014, offers 3 bedrooms and 2.5 baths & double attached front garage. Sunlight floods through oversized windows, highlighting the open-concept layout that seamlessly connects living, dining, and kitchen areas—ideal for both entertaining and everyday living. The modern kitchen boasts sleek finishes and a functional design. Retreat to the primary suite for comfort and tranquility, while two additional bedrooms provide flexible space for guests, kids, or a home office. Outside, enjoy a generous yard that offers room to grow, play, and relax in privacy. Situated on a quiet street with easy access to amenities, schools, parks, transit, and shopping, this home blends serenity with convenience. Don’t miss the opportunity to own a quality property in a well-established neighbourhood.

Built in 2014

**Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4459533  |
| Price      | \$399,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                      |
|----------------|----------------------|
| Half Baths     | 1                    |
| Square Footage | 1,536                |
| Acres          | 0.00                 |
| Year Built     | 2014                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 12009 167a Avenue |
| Area        | Edmonton          |
| Subdivision | Rapperswill       |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5X 0G5           |

### Amenities

|                |                                          |
|----------------|------------------------------------------|
| Amenities      | Deck, Exterior Walls- 2"x6", See Remarks |
| Parking Spaces | 4                                        |
| Parking        | Double Garage Attached                   |

### Interior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                         |
| Stories           | 2                                                                                                                                 |
| Has Basement      | Yes                                                                                                                               |
| Basement          | Full, Unfinished                                                                                                                  |

### Exterior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                  |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                    |
| Construction      | Wood, Stone, Vinyl                                                                                  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 25th, 2025  
Days on Market                20  
Zoning                              Zone 27

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