

Courtesy Of Lisa Haraba and Troy Chabillon Of Exp Realty

## \$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      23

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 April 22nd, 2025 at 6:47pm MDT