

# \$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. Donâ€™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                3

Zoning                            Zone 27

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