

Courtesy Of Kyle A Rossiter Of MaxWell Polaris

## \$485,000 - 12035 167b Avenue, Edmonton

MLS® #E4424542

**\$485,000**

4 Bedroom, 3.50 Bathroom, 1,575 sqft  
Single Family on 0.00 Acres

Rapperswill, Edmonton, AB

Welcome home to this Newcastle gem. 1575 sq ft with 3 beds, 3.5 bath and a main floor den. This home features a gorgeous kitchen with stainless steel appliances, granite counters and a corner pantry. Main floor has a dining area and large living room as well. Upstairs there are 3 beds and 2 baths with two bedrooms featuring a walk in closets. Master is large with it's own ensuite. The basement is partially finished and just needs some drywall and flooring to be completed and it has a really nice bathroom with a tiled shower and upgraded body sprayer. Basement laundry w/ laundry sink. Tankless water heater so you will never run out of hot water. South backyard is very low maintenance and features a large, stamped concrete patio and concrete walkway from the front steps to the back alley. Double detached garage rounds out this perfect family home. Amazing location, located close to walking trails and you can walk to all the nearby shops and restaurants. Be on the henday in 2 mins. Will now last!

Built in 2014

### Essential Information

MLS® #	E4424542
Price	\$485,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,575
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	12035 167b Avenue
Area	Edmonton
Subdivision	Rapperswill
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 0G6

### **Amenities**

Amenities	Hot Water Tankless, Patio
Parking Spaces	2
Parking	Double Garage Detached

### **Interior**

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

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 7th, 2025
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Days on Market	7
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Zoning	Zone 27
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Listing information last updated on March 14th, 2025 at 7:17am MDT