

## **\$515,000 - 12111 167b Avenue, Edmonton**

MLS® #E4447113

**\$515,000**

4 Bedroom, 3.50 Bathroom, 1,672 sqft

Single Family on 0.00 Acres

Rapperswill, Edmonton, AB

This spacious home is filled with great upgrades like Solar Panels, EV charging, AC, Electronic Blinds, Upgraded Lighting, and more! The main floor features a large living room as well as formal dining room and upgraded kitchen with a full pantry, NEW stainless steel appliances, full height cabinets, granite counter tops, and an island with eating bar and one touch faucet! Upstairs hosts a primary suite with a bright walk-in closet and 4 piece ensuite. Here you will also find your 2nd floor laundry! 2 more good size bedrooms and a second 4 piece bathroom complete the 2nd floor. The fully finished basement offers a 4th bedroom and full bath, large living room with In-Ceiling Speakers perfect for a home theatre setup, and lots of storage space, On Demand Water system, HRV, and water softener. Outside features a beautiful south facing deck and a fully finished Oversized 2 car garage with a dedicated Tesla Charging Station as well as upgraded electrical to support an additional EV charging station!

Built in 2014

### **Essential Information**

MLS® # E4447113

Price \$515,000

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,672
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	12111 167b Avenue
Area	Edmonton
Subdivision	Rapperswill
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 0G6

### Amenities

Amenities	Off Street Parking, On Street Parking, Air Conditioner, Deck, Detectors Smoke, Hot Water Tankless, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, See Remarks, HRV System, Solar Equipment
Parking Spaces	3
Parking	220 Volt Wiring, Double Garage Detached, Insulated, Over Sized, Rear Drive Access, EV Charging Station

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garburator, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Water Softener, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Baturyn School
Middle	Mary Butterworth School
High	Queen Elizabeth School

### **Additional Information**

Date Listed	July 10th, 2025
Days on Market	1
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 July 11th, 2025 at 5:17am MDT