

## \$479,900 - 12023 167b Avenue, Edmonton

MLS® #E4442857

**\$479,900**

3 Bedroom, 2.50 Bathroom, 1,559 sqft

Single Family on 0.00 Acres

Rapperswill, Edmonton, AB

STUNNING 2 storey home built by Landmark Legacy homes Inc. This "Franklin" model, located in Rapperswill, features 1558.63 sq ft of open concept luxury living space. Excellent curb appeal with large front veranda, columns and some vinyl shakes. Main floor boasts inviting foyer, flex room/den with large window, gourmet kitchen with granite counter-tops; huge island; pantry; ample cabinets; good sized dining area; cozy living room with large window and 2 piece bath. Upstairs offers spacious master bedroom with nice windows; 4 piece ensuite and walk-in closet, 2 more bedrooms and a 4 piece main bath. Very nice plan with hardwood throughout main floor. Numerous features including triple pane PVC windows, H/E tankless hot water heater, H/E water saving flowthrough humidifier, heat recovery ventilator, Air Conditioning and a large deck perfect hosting BBQ and seating your guests. Basement is unfinished and ready for your finishing touches. Close to all amenities with easy access onto Henday! A 10!!

Built in 2014

### Essential Information

MLS® # E4442857

Price \$479,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,559
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	12023 167b Avenue
Area	Edmonton
Subdivision	Rapperswill
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 0G6

### Amenities

Amenities	See Remarks
Parking Spaces	2
Parking	Double Garage Detached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Playground Nearby, Public Transportation, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 17th, 2025
Days on Market	16
Zoning	Zone 27

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