

## \$380,000 - 12253 167a Avenue, Edmonton

MLS® #E4464005

**\$380,000**

3 Bedroom, 2.50 Bathroom, 1,400 sqft

Single Family on 0.00 Acres

Rapperswill, Edmonton, AB

Discover the perfect blend of comfort and style in this 1,400 sq ft home in the community of Rapperswill. Step inside to a bright main floor with dark hardwood floors, large windows, and a cozy wall-mounted electric fireplace. The kitchen features dark cabinets and countertops that contrast beautifully with light walls, a large island with a sink, and a dining area with sliding doors leading to the backyard deck and fenced yard, perfect for family gatherings. A 2-piece bathroom and access to the single attached garage complete the main level. Upstairs offers 3 spacious bedrooms, including a primary suite with a walk-in closet and 3-piece ensuite, plus a 4-piece bathroom and convenient laundry. The unfinished basement provides space for a rec room, gym, or extra living area. Outside, enjoy the front porch and spacious backyard. Close to Rapperswill Castle Playground, Castle Downs YMCA, Cattail Crossing Golf Course, and shopping, this home offers comfort, convenience, and an ideal family lifestyle.

Built in 2012

### Essential Information

MLS® # E4464005

Price \$380,000

Bedrooms 3



|                |                      |
|----------------|----------------------|
| Bathrooms      | 2.50                 |
| Full Baths     | 2                    |
| Half Baths     | 1                    |
| Square Footage | 1,400                |
| Acres          | 0.00                 |
| Year Built     | 2012                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 12253 167a Avenue |
| Area        | Edmonton          |
| Subdivision | Rapperswill       |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5X 0G3           |

### Amenities

|           |                                                                                                |
|-----------|------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Deck, Detectors Smoke, Front Porch, No Animal Home, No Smoking Home |
| Parking   | Single Garage Attached                                                                         |

### Interior

|                   |                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                |
| Fireplaces        | Wall Mount                                                                                                                                         |
| Stories           | 2                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                |
| Basement          | Full, Unfinished                                                                                                                                   |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior Features | Fenced, Golf Nearby, Picnic Area, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                              |
| Construction      | Wood, Vinyl                                                                   |
| Foundation        | Concrete Perimeter                                                            |

**School Information**

|            |                           |
|------------|---------------------------|
| Elementary | Dunluce School            |
| Middle     | Mary Butterworth Jr. High |
| High       | Paul Kane High School     |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 30th, 2025 |
| Days on Market | 6                  |
| Zoning         | Zone 27            |

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Listing information last updated on November 5th, 2025 at 5:02am MST