

## \$367,500 - 12207 167a Avenue, Edmonton

MLS® #E4460321

**\$367,500**

3 Bedroom, 2.50 Bathroom, 1,409 sqft

Single Family on 0.00 Acres

Rapperswill, Edmonton, AB

Welcome to 12207 167A Ave NW! This 3-bedroom, 2.5-bathroom townhouse is perfect for first-time buyers or young families. With 1,409 square foot, this two-storey home features an open concept layout with gleaming maple hardwood floors, a bright living area, and a modern kitchen complete with rich dark cabinets, tile backsplash, pot lighting, and a functional island with bar seating. The dining area leads to a private deck and south-facing backyard with no rear neighbors, offering privacy and natural light. Upstairs, you'll find a spacious primary bedroom with a walk-in closet and 3-piece ensuite, plus convenient upstairs laundry and a 4-piece main bath. For added convenience, a single attached garage provides extra storage and protection from the elements. Located close to groceries, restaurants, gyms, and more, this home combines comfort, style, and unbeatable convenience. miss your chance to call it home!

Built in 2013

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4460321  |
| Price      | \$367,500 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                      |
|----------------|----------------------|
| Half Baths     | 1                    |
| Square Footage | 1,409                |
| Acres          | 0.00                 |
| Year Built     | 2013                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 12207 167a Avenue |
| Area        | Edmonton          |
| Subdivision | Rapperswill       |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5X 0G4           |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, Vinyl Windows    |
| Parking   | Single Garage Attached |

### Interior

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

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                 |
| Exterior Features | Fenced, Golf Nearby, No Back Lane, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                            |
| Construction      | Wood, Vinyl                                                 |
| Foundation        | Concrete Perimeter                                          |

### Additional Information

Date Listed            October 1st, 2025

Days on Market      6

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 October 7th, 2025 at 7:17pm MDT