

## \$685,000 - 12268 168 Avenue, Edmonton

MLS® #E4433546

**\$685,000**

4 Bedroom, 3.50 Bathroom, 2,300 sqft

Single Family on 0.00 Acres

Rapperswill, Edmonton, AB

Stunning Back to Pond Property! This beautifully designed home offers peaceful pond views and a bright, open-concept floor plan perfect for modern living. The gourmet kitchen is a chef's dream featuring granite countertops, raised upper cabinets, a walk-in pantry, a massive island, and stainless steel appliances. Large windows in the dining and living areas flood the space with natural light and frame picturesque water views. Step out onto the large deck—ideal for relaxing or entertaining while enjoying tranquil pond scenery. Upstairs, you'll find a spacious bonus room, two generously sized bedrooms, and a luxurious king-sized primary suite complete with a spa-inspired ensuite and a walk-in closet. The fully finished basement adds exceptional living space with a teen's dream bedroom, cozy den, a large family room with a second fireplace, and a full bathroom. Additional features include recent appliance upgrades: Stove (2023), Dryer (2021), Refrigerator (2021), and Microwave Range Hood (2021).

Built in 2014

### Essential Information

MLS® # E4433546

Price \$685,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,300                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 12268 168 Avenue |
| Area        | Edmonton         |
| Subdivision | Rapperswill      |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5X 0J1          |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Hot Water Tankless, No Animal Home, No Smoking Home, Patio, Vinyl Windows |
| Parking   | Double Garage Attached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, See Remarks |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Mantel  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

**Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Corner Lot, Environmental Reserve, Fenced, Landscaped, Low Maintenance Landscape, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View Lake |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 13            |
| Zoning         | Zone 27       |

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Listing information last updated on May 14th, 2025 at 11:47am MDT