

## **\$575,000 - 3705 167a Avenue, Edmonton**

MLS® #E4453114

**\$575,000**

4 Bedroom, 2.50 Bathroom, 1,988 sqft

Single Family on 0.00 Acres

Cy Becker, Edmonton, AB

Finally, a home where pride of ownership shines through every detail - step inside knowing there's nothing left for you to do. Thoughtful touches abound, from the oversized foyer that welcomes groups of guests comfortably, to a laundry room that's neither buried in the basement dungeon nor squeezed into a closet. The bonus room feels genuinely welcoming and would serve beautifully as an office or bedroom - this home simply feels "just right" from your first step inside. The lush backyard features a gazebo and COMPOSITE DECK perfect for summer evenings, while CENTRAL A/C keeps you comfortable indoors. Offering an elevated yet approachable aesthetic, this home includes BRAND NEW APPLIANCES, HRV SYSTEM, abundant storage, and a partially finished basement with space for a family room, 3-piece bath, large storage room, and fourth bedroom, plus an HEATED DOUBLE GARAGE! Conveniently located near Manning shopping area, Henday ring road, and much more. Great neighbours are an added bonus!

Built in 2013

### **Essential Information**

MLS® # E4453114

Price \$575,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,988                  |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 3705 167a Avenue |
| Area        | Edmonton         |
| Subdivision | Cy Becker        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5Y 0X6          |

### Amenities

|                |                                                                                                                   |
|----------------|-------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, Detectors Smoke, Exterior Walls- 2"x6", Gazebo, No Smoking Home, Vinyl Windows, HRV System |
| Parking Spaces | 4                                                                                                                 |
| Parking        | Double Garage Attached, Insulated                                                                                 |

### Interior

|                   |                                                                                                                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                                                                               |
| Fireplaces        | Tile Surround                                                                                                                                                                                                     |
| Stories           | 2                                                                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                                                                               |
| Basement          | Full, Partially Finished                                                                                                                                                                                          |

**Exterior**

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                             |
| Exterior Features | Fenced, Flat Site, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                               |
| Construction      | Wood, Stone, Vinyl                                                             |
| Foundation        | Wood                                                                           |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 48                |
| Zoning         | Zone 03           |

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Listing information last updated on October 2nd, 2025 at 8:02am MDT