

## \$577,888 - 3705 167a Avenue, Edmonton

MLS® #E4453114

**\$577,888**

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 \$577,888



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	1
Zoning	Zone 03

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