

\$345,000 - 11423 165 Avenue, Edmonton

MLS® #E4437652

\$345,000

3 Bedroom, 2.00 Bathroom, 1,332 sqft

Single Family on 0.00 Acres

Dunluce, Edmonton, AB

NO CONDO FEES Nestled in the family-friendly community of Dunluce, this well-kept half duplex sits on a large 400.12 m² pie-shaped lot offering extra outdoor space for families to enjoy their own private backyard. The main floor features a bright living room separate from the kitchen and dining area, plus a convenient half bathroom. Upstairs you will find a primary bedroom with a half ensuite, two more bedrooms, and a full bathroom, with hardwood flooring throughout the second floor. The finished basement offers space for a rec room or playroom. Recent updates include: Furnace (2020), HWT (2021), Washer & Dryer (2020), and Stove (6 months). Other improvements over the years include a newer refrigerator, front door, large front window, garage door, and updated flooring. The home also includes a single attached garage for convenient parking and storage. Dunluce is a mature, quiet neighbourhood close to schools, parks, public transit, and the Castledowns Rec Centre – ideal for the growing family!

Built in 1977

Essential Information

MLS® # E4437652

Price \$345,000



Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	2
Square Footage	1,332
Acres	0.00
Year Built	1977
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	11423 165 Avenue
Area	Edmonton
Subdivision	Dunluce
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 3W5

Amenities

Amenities	Deck, Detectors Smoke, Gazebo, Vinyl Windows
Parking Spaces	2
Parking	Insulated, Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Fenced, Playground Nearby, Public Transportation, Schools, Shopping

	Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 21st, 2025
Days on Market	4
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 May 25th, 2025 at 3:02pm MDT