

## \$299,900 - 12607 161 Avenue, Edmonton

MLS® #E4463892

**\$299,900**

3 Bedroom, 1.50 Bathroom, 1,117 sqft

Single Family on 0.00 Acres

Dunluce, Edmonton, AB

With a little bit of elbow grease this 1,117 sq.ft. 3 bedroom, 1.5 bathroom will be a great first home or investment property. It needs a good cleaning and fresh coat of paint, but otherwise it is move-in ready and the flooring was updated with vinyl throughout. Yes, you can do further updates if desired, but you can also own this affordable home that is close to schools, shopping, restaurants, parks, shopping, etc. today! The main floor has the kitchen in between the dining area and living room. Upstairs are the 3 bedrooms and full bathroom. And the basement is unfinished with laundry area. The south-backing yard also has so much potential. Located on a bus route, this property is great if you take transit (or want the snow plowed first). Don't miss out on this opportunity!

Built in 1980

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4463892  |
| Price          | \$299,900 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,117     |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 1980          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 12607 161 Avenue |
| Area        | Edmonton         |
| Subdivision | Dunluce          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5X 4W7          |

### Amenities

|           |             |
|-----------|-------------|
| Amenities | See Remarks |
| Parking   | Stall       |

### Interior

|              |                           |
|--------------|---------------------------|
| Appliances   | See Remarks               |
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 2                         |
| Has Basement | Yes                       |
| Basement     | Full, Unfinished          |

### Exterior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                                                       |
| Exterior Features | Back Lane, Fenced, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                          |
| Construction      | Wood, Stucco, Vinyl                                                                                                       |
| Foundation        | Concrete Perimeter                                                                                                        |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 29th, 2025 |
| Days on Market | 3                  |
| Zoning         | Zone 27            |

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