

## \$330,000 - 12603 161 Avenue, Edmonton

MLS® #E4447559

**\$330,000**

3 Bedroom, 1.50 Bathroom, 1,060 sqft  
Single Family on 0.00 Acres

Dunluce, Edmonton, AB

The perfect starter home! No condo fees. Welcome to this cute yet cozy home. Step into the inviting living room with nice bay windows. A good sized powder room boasts of a modern-looking barn door. The recently updated countertops and cabinetry fill the kitchen. The dining area complete the main floor. Three bedrooms and a full bath are at the second floor. A finished basement provides additional living space. Enjoy a good sized backyard with family & friends. A double car garage rests at the property. See to appreciate.

Built in 1980

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4447559      |
| Price          | \$330,000     |
| Bedrooms       | 3             |
| Bathrooms      | 1.50          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,060         |
| Acres          | 0.00          |
| Year Built     | 1980          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 12603 161 Avenue |
| Area        | Edmonton         |
| Subdivision | Dunluce          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5X 4W7          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Detectors Smoke        |
| Parking   | Double Garage Detached |

### Interior

|              |                                                                            |
|--------------|----------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                  |
| Stories      | 3                                                                          |
| Has Basement | Yes                                                                        |
| Basement     | Full, Finished                                                             |

### Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                           |
| Construction      | Wood, Vinyl                                                |
| Foundation        | Concrete Perimeter                                         |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 14th, 2025 |
| Days on Market | 18              |
| Zoning         | Zone 27         |

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Listing information last updated on August 1st, 2025 at 8:17am MDT