

## \$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
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## 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	7
Zoning	Zone 27

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Listing information last updated on July 21st, 2025 at 2:47am MDT