

Courtesy Of Margarete De Castro Of Initia Real Estate

# \$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 15  
Zoning Zone 27

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Listing information last updated on July 29th, 2025 at 2:18pm MDT