

# \$118,000 - 101 12408 161 Avenue, Edmonton

MLS® #E4424845

**\$118,000**

1 Bedroom, 1.00 Bathroom, 634 sqft

Condo / Townhouse on 0.00 Acres

Dunluce, Edmonton, AB

Great opportunity to own a one bedroom apartment in Dunluce. Well maintained with a lot of recent renovations. Carpet-free home with laminate and tile flooring through out, cozy living room with wood burning fireplace. White kitchen cabinets. Spacious bedroom with a closet organizer. Tons of storage. Located on the main floor which makes it convenient and easy to access parking. Close to schools, parks (YMCA) and shopping centers. Easy access to Anthony Henday. Great opportunity for the first time buyers or investors.

Built in 1979

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4424845               |
| Price          | \$118,000              |
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 634                    |
| Acres          | 0.00                   |
| Year Built     | 1979                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |



## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 101 12408 161 Avenue |
| Area        | Edmonton             |
| Subdivision | Dunluce              |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5X 4W6              |

## Amenities

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

## Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric |
| Heating      | Forced Air-1, Natural Gas   |
| # of Stories | 3   |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | None, No Basement   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 9th, 2025 |
| Days on Market | 126             |
| Zoning         | Zone 27         |
| Condo Fee      | \$523           |

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