

## \$345,000 - 11423 165 Avenue, Edmonton

MLS® #E4437652

**\$345,000**

3 Bedroom, 2.00 Bathroom, 1,332 sqft

Single Family on 0.00 Acres

Dunluce, Edmonton, AB

NO CONDO FEES Nestled in the family-friendly community of Dunluce, this well-kept half duplex sits on a large 400.12 m<sup>2</sup> pie-shaped lot offering extra outdoor space for families to enjoy their own private backyard. The main floor features a bright living room separate from the kitchen and dining area, plus a convenient half bathroom. Upstairs you will find a primary bedroom with a half ensuite, two more bedrooms, and a full bathroom, with hardwood flooring throughout the second floor. The finished basement offers space for a rec room or playroom. Recent updates include: Furnace (2020), HWT (2021), Washer & Dryer (2020), and Stove (6 months). Other improvements over the years include a newer refrigerator, front door, large front window, garage door, and updated flooring. The home also includes a single attached garage for convenient parking and storage. Dunluce is a mature, quiet neighbourhood close to schools, parks, public transit, and the Castledowns Rec Centre – ideal for the growing family!

Built in 1977

### Essential Information

MLS® # E4437652

Price \$345,000



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 2             |
| Square Footage | 1,332         |
| Acres          | 0.00          |
| Year Built     | 1977          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 11423 165 Avenue |
| Area        | Edmonton         |
| Subdivision | Dunluce          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5X 3W5          |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Deck, Detectors Smoke, Gazebo, Vinyl Windows |
| Parking Spaces | 2  |
| Parking        | Insulated, Single Garage Attached            |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

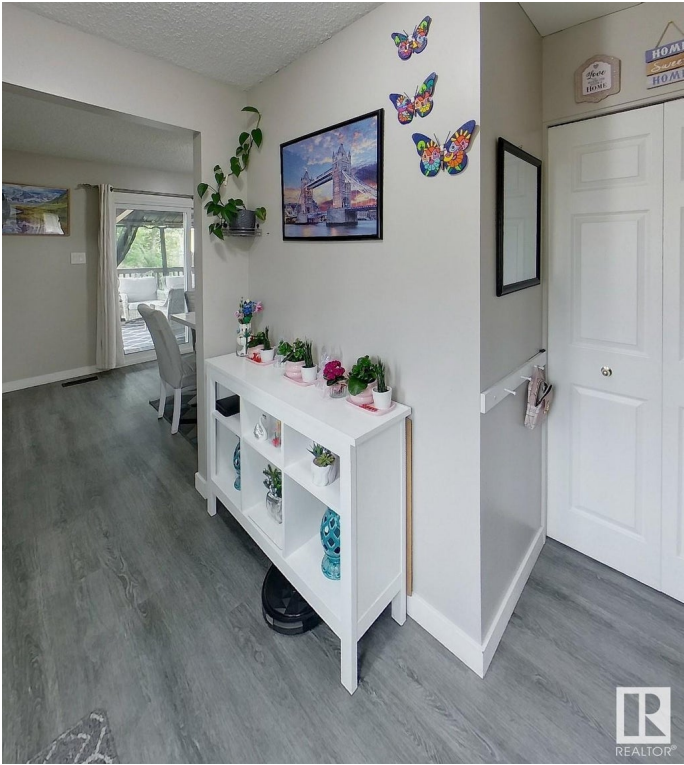
### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Stucco   |
| Exterior Features | Fenced, Playground Nearby, Public Transportation, Schools, Shopping |

|              |                     |
|--------------|---------------------|
|              | Nearby              |
| Roof         | Asphalt Shingles    |
| Construction | Wood, Brick, Stucco |
| Foundation   | Concrete Perimeter  |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 21st, 2025 |
| Days on Market | 4              |
| Zoning         | Zone 27        |



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Listing information last updated on May 25th, 2025 at 9:47am MDT