

## \$129,900 - 207 12404 161 Avenue, Edmonton

MLS® #E4446758

**\$129,900**

2 Bedroom, 1.00 Bathroom, 816 sqft

Condo / Townhouse on 0.00 Acres

Dunluce, Edmonton, AB

2 BEDROOM APARTMENT IN DUNLUCE HAS BEEN NEWLY RENOVATED! Ideally located close to all amenities including but not limited to: schools, daycares, shopping, transportation, main thoroughfares, & recreation centre, this property offers a great opportunity for a first time buyer or investor looking to capitalize on a very good rental potential. All appliances are brand new stainless steel.

Built in 1979

### Essential Information

MLS® #	E4446758
Price	\$129,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	816
Acres	0.00
Year Built	1979
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address 207 12404 161 Avenue



Area	Edmonton
Subdivision	Dunluce
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 4W6

### Amenities

Amenities	Detectors Smoke
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Hood Fan, Refrigerator-Energy Star, 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	Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 9th, 2025
Days on Market	49
Zoning	Zone 27
Condo Fee	\$535

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