

# \$119,900 - 305 12404 161 Avenue, Edmonton

MLS® #E4433317

**\$119,900**

2 Bedroom, 1.00 Bathroom, 824 sqft

Condo / Townhouse on 0.00 Acres

Dunluce, Edmonton, AB

Top floor suite! Perfect clean and bright 2 bedroom suite! You are going to love the spacious living room. It is designed for comfort and enjoyment. Great Investment property that has a tenant! There is a brick wood burning fireplace, also patio doors that lead you to a roomy balcony. You will have the joy of cooking in this lovely kitchen with good cooking space and lots of cabinets. Also complete with convenient breakfast bar, and a formal dining room. Two wonderful spacious bedrooms! The primary bedroom has a door leading to the balcony. There is a 4 piece bathroom. The flooring is laminate throughout.

This suite comes complete with 3 appliances. There is well planned storage space that keeps everything handy but out of sight. Off the balcony there is the furnace and hot water tank. You will enjoy the location of Meadow Mews as you walk out your door to the lovely treed Herb Link Park.

Built in 1979

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4433317  |
| Price      | \$119,900 |
| Bedrooms   | 2         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 824                    |
| Acres          | 0.00                   |
| Year Built     | 1979                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 305 12404 161 Avenue |
| Area        | Edmonton             |
| Subdivision | Dunluce              |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5X 4P4              |

### Amenities

|                |             |
|----------------|-------------|
| Amenities      | See Remarks |
| Parking Spaces | 1           |
| Parking        | Stall       |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Refrigerator, Stove-Electric |
| Heating      | Forced Air-1, Natural Gas                         |
| Fireplace    | Yes   |
| Fireplaces   | Brick Facing                                      |
| # of Stories | 3   |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | None, No Basement                                 |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 28th, 2025 |
| Days on Market | 86               |
| Zoning         | Zone 27          |
| Condo Fee      | \$535            |

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Listing information last updated on July 23rd, 2025 at 4:17am MDT