

## \$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 | 47             |
| Zoning         | Zone 27        |
| Condo Fee      | \$535          |

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Listing information last updated on August 25th, 2025 at 1:32pm MDT