

## \$225,000 - 12003 162 Avenue, Edmonton

MLS® #E4464924

**\$225,000**

3 Bedroom, 1.50 Bathroom, 1,223 sqft  
Condo / Townhouse on 0.00 Acres

Dunluce, Edmonton, AB

Welcome home to this bright 1,223sq ft end-unit townhouse backing greenspace in Dunluce, with two parking stalls in front. Step inside to find large windows filling the main floor with natural light. Easy-care flooring flows through the home and with no carpet anywhere it's perfect for the family with a busy lifestyle. The open living room connects seamlessly to a generous dining area, ideal for entertaining. The kitchen offers plenty of cabinetry, counter space, and a cozy eat-in nook. A convenient 2-piece bath completes the main floor. Upstairs, discover three bedrooms including a large primary suite with full-length closets, plus a 4-piece family bath. The fully finished basement adds a rec room, flex space, and tons of storage. Outside, enjoy a private fenced yard—great for summer BBQs. Located across from a park, within walking distance to schools and playgrounds, and minutes from shopping, dining, and transit—this is comfortable, convenient living at its best! A must see to truly be appreciated.

Built in 1981

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4464924  |
| Price    | \$225,000 |
| Bedrooms | 3         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,223             |
| Acres          | 0.00              |
| Year Built     | 1981              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 12003 162 Avenue |
| Area        | Edmonton         |
| Subdivision | Dunluce          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5X 3R1          |

### Amenities

|                |                                                                         |
|----------------|-------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, No Smoking Home, Parking-Visitor |
| Parking Spaces | 2                                                                       |
| Parking        | 2 Outdoor Stalls                                                        |

### Interior

|              |                                                                                    |
|--------------|------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                          |
| Stories      | 3                                                                                  |
| Has Basement | Yes                                                                                |
| Basement     | Full, Finished                                                                     |

### Exterior

|                   |                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                                         |
| Exterior Features | Corner Lot, Fenced, Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby |

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

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 6th, 2025 |
| Days on Market | 2                  |
| Zoning         | Zone 27            |
| Condo Fee      | \$375              |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 8th, 2025 at 4:32am MST