

## **\$569,900 - 11439 162a Avenue, Edmonton**

MLS® #E4429119

**\$569,900**

6 Bedroom, 3.50 Bathroom, 1,830 sqft

Single Family on 0.00 Acres

Dunluce, Edmonton, AB

Welcome to this one of a kind Custom Bungalow on a quiet Cul-de-sac in the desirable Community of Dunluce ! Perfect for a multigenerational family. Featuring 3522 sq.ft. of living space. A/C! Two separate side entrances with 6 large bedrooms and 3.5 bathrooms. Large open modern kitchen and dining area with exposed beams and Vaulted ceilings featuring an impressive 2 way Brick Fireplace. Huge living room with additional office space making this the perfect entertaining home. The main floor offers a large master bedroom with a 3-piece ensuite and two more large bedrooms, 4 piece bathroom and a half bathroom. The walk up basement is perfect for a large family or for a totally private, separate living area. The spacious basement has potential to be converted into a legal suite as it's fully finished with 4th, 5th and 6th bedroom! Large rec room with fireplace and 4 piece renovated bathroom. Enjoy BBQ's on the large deck leading into the spacious and beautiful backyard. Close to all amenities and Schools.

Built in 1976

### **Essential Information**

MLS® # E4429119

Price \$569,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,830                  |
| Acres          | 0.00                   |
| Year Built     | 1976                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 11439 162a Avenue |
| Area        | Edmonton          |
| Subdivision | Dunluce           |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5X 2L6           |

### Amenities

|           |   |
|-----------|---|
| Amenities | On Street Parking, Air Conditioner, Deck, Detectors Smoke, No Smoking Home, Open Beam, Vaulted Ceiling, Vinyl Windows, Walk-up Basement |
| Parking   | Double Garage Attached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Stucco   |
| Exterior Features | Cul-De-Sac, Fenced, Flat Site, Landscaped, Level Land, No Back Lane |

|              |                     |
|--------------|---------------------|
| Roof         | Tar & Gravel        |
| Construction | Wood, Brick, Stucco |
| Foundation   | Concrete Perimeter  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 29              |
| Zoning         | Zone 27         |

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 May 3rd, 2025 at 6:47pm MDT