

\$299,900 - 12607 161 Avenue, Edmonton

MLS® #E4463892

\$299,900

3 Bedroom, 1.50 Bathroom, 1,117 sqft

Single Family on 0.00 Acres

Dunluce, Edmonton, AB

With a little bit of elbow grease this 1,117 sq.ft. 3 bedroom, 1.5 bathroom will be a great first home or investment property. It needs a good cleaning and fresh coat of paint, but otherwise it is move-in ready and the flooring was updated with vinyl throughout. Yes, you can do further updates if desired, but you can also own this affordable home that is close to schools, shopping, restaurants, parks, shopping, etc. today! The main floor has the kitchen in between the dining area and living room. Upstairs are the 3 bedrooms and full bathroom. And the basement is unfinished with laundry area. The south-backing yard also has so much potential. Located on a bus route, this property is great if you take transit (or want the snow plowed first). Don't miss out on this opportunity!

Built in 1980

Essential Information

MLS® #	E4463892
Price	\$299,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,117
Acres	0.00



Year Built	1980
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	12607 161 Avenue
Area	Edmonton
Subdivision	Dunluce
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 4W7

Amenities

Amenities	See Remarks
Parking	Stall

Interior

Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Fenced, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 29th, 2025
Days on Market	6
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 November 4th, 2025 at 1:17am MST