

# \$119,900 - 206 12412 161 Avenue, Edmonton

MLS® #E4428467

**\$119,900**

2 Bedroom, 1.00 Bathroom, 850 sqft  
Condo / Townhouse on 0.00 Acres

Dunluce, Edmonton, AB

## EXCELLENT INVESTMENT OPPORTUNITY!

This board-approved complex has been partially renovated, including new doors, laminated flooring, fresh paint, new hardware, new appliances, and lights. The kitchen retains its original cabinets and countertop, giving the space a fresh and modern feel. Located next to green space and close to public transit, shopping, schools, walking trails, and restaurants, this property is a fantastic find! This spacious two-bedroom condo is also an ideal choice for first-time homebuyers.

Built in 1979

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4428467               |
| Price          | \$119,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 850                    |
| Acres          | 0.00                   |
| Year Built     | 1979                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

## Community Information



Address 206 12412 161 Avenue  
Area Edmonton  
Subdivision Dunluce  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T5X 4W6

### **Amenities**

Amenities Deck, Parking-Plug-Ins  
Parking Spaces 1  
Parking Stall, See Remarks

### **Interior**

Appliances Dishwasher-Built-In, Hood Fan, Oven-Built-In, Refrigerator,  
Stove-Electric  
Heating Forced Air-1, Natural Gas  
Fireplace Yes  
Fireplaces Brick Facing  
# of Stories 4  
Stories 1  
Has Basement Yes  
Basement None, No Basement

### **Exterior**

Exterior Wood, Vinyl  
Exterior Features Flat Site, Playground Nearby, Public Transportation, Schools, Shopping  
Nearby  
Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

### **School Information**

Elementary Dunluce  
Middle Killarney  
High Queen Elizabeth

### **Additional Information**

Date Listed April 1st, 2025

|                |         |
|----------------|---------|
| Days on Market | 3       |
| Zoning         | Zone 27 |
| Condo Fee      | \$532   |

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Listing information last updated on April 4th, 2025 at 1:17am MDT