

## \$119,900 - 305 12404 161 Avenue, Edmonton

MLS® #E4433317

**\$119,900**

2 Bedroom, 1.00 Bathroom, 824 sqft

Condo / Townhouse on 0.00 Acres

Dunluce, Edmonton, AB

Top floor suite! Perfect clean and bright 2 bedroom suite! You are going to love the spacious living room. It is designed for comfort and enjoyment. Great Investment property that has a tenant! There is a brick wood burning fireplace, also patio doors that lead you to a roomy balcony. You will have the joy of cooking in this lovely kitchen with good cooking space and lots of cabinets. Also complete with convenient breakfast bar, and a formal dining room. Two wonderful spacious bedrooms! The primary bedroom has a door leading to the balcony. There is a 4 piece bathroom. The flooring is laminate throughout.

This suite comes complete with 3 appliances. There is well planned storage space that keeps everything handy but out of sight. Off the balcony there is the furnace and hot water tank. You will enjoy the location of Meadow Mews as you walk out your door to the lovely treed Herb Link Park.

Built in 1979

### Essential Information

MLS® #	E4433317
Price	\$119,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1



Square Footage	824
Acres	0.00
Year Built	1979
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	305 12404 161 Avenue
Area	Edmonton
Subdivision	Dunluce
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 4P4

### **Amenities**

Amenities	See Remarks
Parking Spaces	1
Parking	Stall

### **Interior**

Appliances	Dishwasher-Built-In, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 28th, 2025
Days on Market	30
Zoning	Zone 27
Condo Fee	\$535

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