

# \$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	5
Zoning	Zone 27
Condo Fee	\$532

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