

# \$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 | 29      |
| Zoning         | Zone 27 |
| Condo Fee      | \$532   |

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Listing information last updated on April 30th, 2025 at 2:02pm MDT