

## \$399,900 - 11455 162 Avenue, Edmonton

MLS® #E4461788

### \$399,900

3 Bedroom, 2.50 Bathroom, 1,238 sqft

Single Family on 0.00 Acres

Dunluce, Edmonton, AB

Spacious and Solid 1237 sq ft Bungalow located on a good sized lot in Dunluce. Very comfortable home located on bus route, moments to schools, perfect starter home. Front Sunken Living room, formal dining area leads to the eat-in kitchen area. Side window overlooks the Park and School Yard. Three bedrooms upstairs. Master suite features 2 piece ensuite. Back entrance leads to fully finished basement. Large Family Room, Den, 3 piece bathroom & Sauna. Double Attached Garage with exterior door entrance. Fully Fenced yard. Fruit Trees and Space for a wonderful future garden. Some updating required, however extremely solid and priced perfect. Furnace replaced in 2016, Shingles in 2021. Quick Possession

Built in 1977

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4461788  |
| Price          | \$399,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,238     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1977                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 11455 162 Avenue |
| Area        | Edmonton         |
| Subdivision | Dunluce          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5X 2L4          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                     |
| Appliances        | Dishwasher-Built-In, Refrigerator, Stove-Electric, Washer, Dryer-Two |
| Heating           | Forced Air-1, Natural Gas                                            |
| Stories           | 2                                                                    |
| Has Basement      | Yes                                                                  |
| Basement          | Full, Finished                                                       |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior          | Wood, Brick, Metal, Stucco |
| Exterior Features | Fenced, Fruit Trees/Shrubs |
| Roof              | Asphalt Shingles           |
| Construction      | Wood, Brick, Metal, Stucco |
| Foundation        | Concrete Perimeter         |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2025 |
| Days on Market | 6                  |
| Zoning         | Zone 27            |

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