

## \$479,900 - 11404 161 Avenue, Edmonton

MLS® #E4453800

**\$479,900**

4 Bedroom, 3.50 Bathroom, 1,904 sqft

Single Family on 0.00 Acres

Dunluce, Edmonton, AB

This home in the heart of Dunluce is perfect for a large family, offering generous living space across all levels. The main floor features a bright and open living room, a formal dining area, and a cozy family room with a fireplace that seamlessly connects to the kitchen and dining area. From here, step out onto the massive deck complete with a hot tub—ideal for summer gatherings—and enjoy the large backyard designed for outdoor entertaining. Also on the main floor is a well-sized bedroom, a convenient laundry room, and a half bathroom. Upstairs, you'll find three more bedrooms, including a massive primary suite with a private ensuite bathroom. An additional full bathroom serves the remaining upstairs bedrooms. The fully finished basement includes a spacious bedroom with an ensuite, a newly renovated kitchen, and a separate living area—perfect for extended family or guests. Additional features include a heated garage and a prime location close to parks, schools, and shopping.

Built in 1976

### Essential Information

MLS® # E4453800

Price \$479,900

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,904
Acres	0.00
Year Built	1976
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	11404 161 Avenue
Area	Edmonton
Subdivision	Dunluce
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 2L1

### Amenities

Amenities	Deck, Detectors Smoke, Hot Tub, Hot Water Natural Gas, Parking-Extra, Television Connection
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Cul-De-Sac, Fenced, Landscaped, No Back Lane, No Through Road, Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	August 20th, 2025
Zoning	Zone 27

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