# \$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 tubâ€"ideal for summer gatheringsâ€"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 areaâ€"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

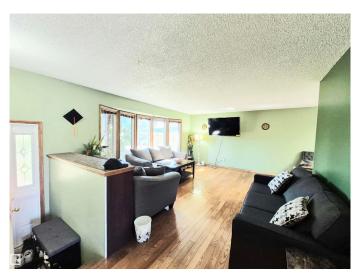
#### **Essential Information**

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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