

**\$398,800 - 12220 156 Avenue, Edmonton**

MLS® #E4453819

**\$398,800**

4 Bedroom, 2.50 Bathroom, 1,123 sqft  
Single Family on 0.00 Acres

Dunluce, Edmonton, AB

Bright and spacious 1,123 sq. ft. 3+1 bedroom bungalow with upgrades over the years by its original owner. The main floor features a large living room, formal dining room, spacious kitchen with eating area, 3 good size bedrooms, and a 4 pcs. main bath. Primary bedroom has 2 pcs. ensuite. Laminate flooring throughout except the kitchen and bathrooms. The basement is about 80% finished. It features a large recreation room, huge bedroom, 4 pcs. bath, utility and laundry room with sink, and a storage room. Triple pane windows installed 10 years ago. Roof shingles about 11 years. Large 646 sq. meters lot. Lots of fruit trees in the front and back yards. Vegetable garden in the backyard as well. Double detached garage. Great quiet location, minutes to school, shopping, public transit, and the YMCA.

Built in 1976

**Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4453819  |
| Price          | \$398,800 |
| Bedrooms       | 4         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,123     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1976                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 12220 156 Avenue |
| Area        | Edmonton         |
| Subdivision | Dunluce          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5X 2X5          |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | Patio                  |
| Parking   | Double Garage Detached |

### **Interior**

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                              |
| Stories           | 2                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | Full, Finished                                                                                         |

### **Exterior**

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                        |
| Exterior Features | Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                    |
| Construction      | Wood, Stucco                                                        |
| Foundation        | Concrete Perimeter                                                  |

### **Additional Information**

|             |                   |
|-------------|-------------------|
| Date Listed | August 20th, 2025 |
| Zoning      | Zone 27           |

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Listing information last updated on August 20th, 2025 at 7:17pm MDT