

# \$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
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Days on Market	31
Zoning	Zone 27
Condo Fee	\$532

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