

## \$425,000 - 11420 164 Avenue, Edmonton

MLS® #E4436654

**\$425,000**

4 Bedroom, 2.00 Bathroom, 1,034 sqft

Single Family on 0.00 Acres

Dunluce, Edmonton, AB

Welcome home to this beautiful approx. 1000 sq/ft fully finished 2+2 bedroom Bi-Level in the wonderful neighborhood of Dunluce! This home features a huge main floor living room with a wood-burning fireplace w/ brick surround mantle, and spacious dining room. Very well maintained and functional kitchen including faux-butcher block counter-tops. Very good sized upper bedrooms and an updated 4-piece main bath complete the upper level. Downstairs you will find a large family room and an additional 2 bedrooms and a 3-piece bathroom. There is also an additional space in the basement for an office that could be converted into another bedroom. Outside finds a HUGE 24x12 DECK complete w/ gas BBQ bib, MASSIVE 26x24 MECHANIC'S DREAM DOUBLE DETACHED HEATED GARAGE, tasteful landscaping, and plenty of room for parking. Recent upgrades include roof (2020), dining room window (2021), floors and HWT (2023). This is one home not to be missed!

Built in 1978

### Essential Information

MLS® # E4436654

Price \$425,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,034                  |
| Acres          | 0.00                   |
| Year Built     | 1978                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 11420 164 Avenue |
| Area        | Edmonton         |
| Subdivision | Dunluce          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5X 3W2          |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Deck, Detectors Smoke, Hot Water Natural Gas, Parking-Extra, Television Connection |
| Parking   | Double Garage Detached, Heated, Over Sized   |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas   |
| Fireplace    | Yes   |
| Fireplaces   | Mantel  |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Vegetable Garden |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 8              |
| Zoning         | Zone 27        |

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