

## \$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 |
| Days on Market | 9                 |
| Zoning         | Zone 27           |

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Listing information last updated on August 28th, 2025 at 11:47pm MDT