

\$345,000 - 11423 165 Avenue, Edmonton

MLS® #E4437652

\$345,000

3 Bedroom, 2.00 Bathroom, 1,332 sqft

Single Family on 0.00 Acres

Dunluce, Edmonton, AB

NO CONDO FEES Nestled in the family-friendly community of Dunluce, this well-kept half duplex sits on a large 400.12 m² pie-shaped lot offering extra outdoor space for families to enjoy their own private backyard. The main floor features a bright living room separate from the kitchen and dining area, plus a convenient half bathroom. Upstairs you will find a primary bedroom with a half ensuite, two more bedrooms, and a full bathroom, with hardwood flooring throughout the second floor. The finished basement offers space for a rec room or playroom. Recent updates include: Furnace (2020), HWT (2021), Washer & Dryer (2020), and Stove (6 months). Other improvements over the years include a newer refrigerator, front door, large front window, garage door, and updated flooring. The home also includes a single attached garage for convenient parking and storage. Dunluce is a mature, quiet neighbourhood close to schools, parks, public transit, and the Castledowns Rec Centre – ideal for the growing family!

Built in 1977

Essential Information

MLS® # E4437652

Price \$345,000



| | |
|----------------|---------------|
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 2 |
| Square Footage | 1,332 |
| Acres | 0.00 |
| Year Built | 1977 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 11423 165 Avenue |
| Area | Edmonton |
| Subdivision | Dunluce |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5X 3W5 |

Amenities

| | |
|----------------|--|
| Amenities | Deck, Detectors Smoke, Gazebo, Vinyl Windows |
| Parking Spaces | 2 |
| Parking | Insulated, Single Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Brick, Stucco |
| Exterior Features | Fenced, Playground Nearby, Public Transportation, Schools, Shopping |

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

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 21st, 2025 |
| Days on Market | 8 |
| Zoning | Zone 27 |



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