

\$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	3
Zoning	Zone 27

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 23rd, 2025 at 8:47pm MDT