

## \$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 m<sup>2</sup> 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

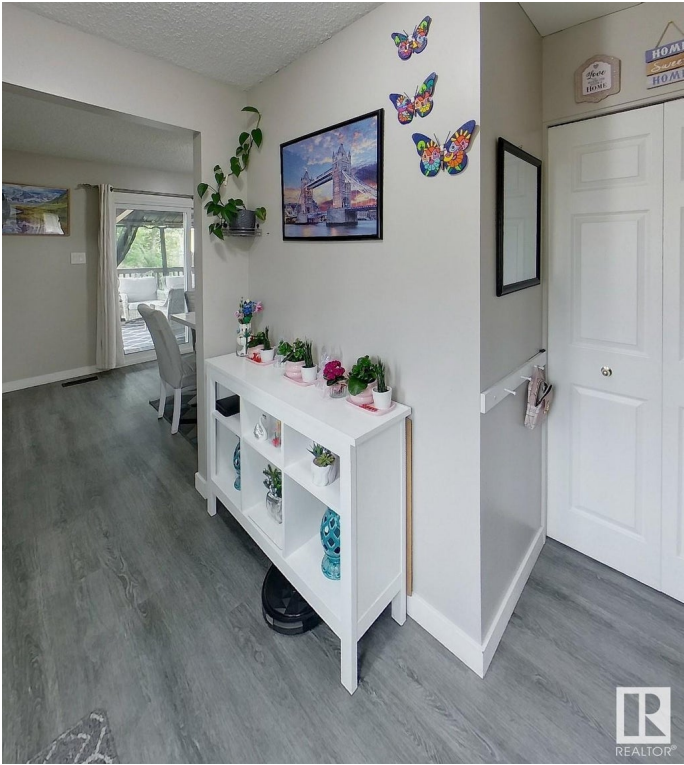
### Exterior

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	12
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 June 2nd, 2025 at 4:32pm MDT