

## \$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	21
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 5th, 2025 at 8:32am MDT