

## \$265,000 - 16503 115 Street, Edmonton

MLS® #E4438524

**\$265,000**

3 Bedroom, 1.00 Bathroom, 932 sqft

Single Family on 0.00 Acres

Dunluce, Edmonton, AB

Discover comfort and potential in this inviting half duplex located in the desirable community of Dunluce. Step into a welcoming open foyer that leads you upstairs to a bright and airy living room featuring a large bay window that fills the space with natural light. The adjoining kitchen is equipped with modern stainless steel appliances and offers ample cabinetry and counter space, making meal prep a breeze. Enjoy family meals or entertain guests in the spacious dining area with patio doors that open to a generous back deck—ideal for relaxing or summer BBQs. Down the hallway, you'll find a well-sized primary bedroom, two additional guest bedrooms, and a full 4-piece bathroom. The lower level features an unfinished basement, offering a blank canvas to create the space of your dreams—be it a rec room, home gym, or extra storage. Close to schools, parks, and amenities, this home is perfect for families, first-time buyers, or investors. Don't miss this fantastic opportunity!

Built in 1982

### Essential Information

MLS® #	E4438524
Price	\$265,000
Bedrooms	3
Bathrooms	1.00



Full Baths	1
Square Footage	932
Acres	0.00
Year Built	1982
Type	Single Family
Sub-Type	Half Duplex
Style	Bi-Level
Status	Active

### Community Information

Address	16503 115 Street
Area	Edmonton
Subdivision	Dunluce
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 3V3

### Amenities

Amenities	Off Street Parking, On Street Parking, Detectors Smoke
Parking	No Garage, Rear Drive Access

### Interior

Appliances	Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Corner Lot, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 26th, 2025
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Days on Market 5

Zoning Zone 27

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