

## \$163,900 - 73 12604 153 Avenue, Edmonton

MLS® #E4449703

### \$163,900

3 Bedroom, 2.00 Bathroom, 1,147 sqft

Land Lease Community on 0.00 Acres

Dunluce, Edmonton, AB

Spacious open plan mobile home is completely drywalled w/nice layout. Laminate throughout the main living areas (hardwood was covered). Large living room has an electric fireplace that will stay. Spacious kitchen w/an abundance of countertop adjoins the dining area & appliances incl. built-in dishwasher. Main bathroom has been renovated w/newer vanity, newer tub & surround, dual flush toilet & ceramic tile flooring. Master bdrm is large, has a mirrored closet door w/built-in California closet, ceiling fan & renovated ensuite w/newer vanity & large walk-in shower. The 2nd & 3rd bedrooms are a great size & also have laminate flooring & California closets. New HWT (2025), newer shingles & furnace. Brand new washer/dryer included. There is a fully fenced yard & large storage shed w/electrical (12'x16'), large private treed yard, fire pit & 2 covered decks (the largest w/built-in bench). Lot rent includes water, sewer & garbage. Don't wait to view!

Built in 1976

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4449703  |
| Price     | \$163,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,147                  |
| Acres          | 0.00                   |
| Year Built     | 1976                   |
| Type           | Land Lease Community   |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 73 12604 153 Avenue |
| Area        | Edmonton            |
| Subdivision | Dunluce             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5X 4M7             |

### Amenities

|         |                  |
|---------|------------------|
| Parking | 2 Outdoor Stalls |
|---------|------------------|

### Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                              |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                                                     |

### Exterior

|              |         |
|--------------|---------|
| Exterior     | Modular |
| Construction | Modular |
| Foundation   | Block   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 23              |
| Zoning         | Zone 27         |

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