

## \$230,000 - 12047 162 Avenue, Edmonton

MLS® #E4459993

**\$230,000**

3 Bedroom, 1.50 Bathroom, 1,206 sqft  
Condo / Townhouse on 0.00 Acres

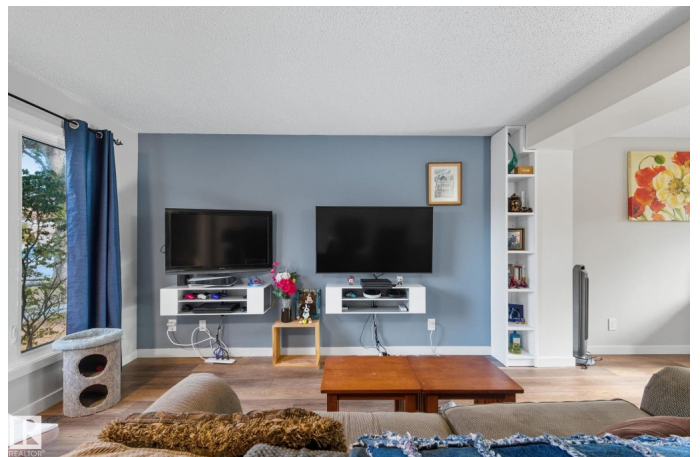
Dunluce, Edmonton, AB

Welcome to Willow Green in Dunluce, BACKING BEAUTIFUL TREED GREEN SPACE & ONLY 5 MINUTE WALK TO DUNLUCE & ST.LUCY ELEMENTARY SCHOOL'S! This bright 2-storey half duplex home is nestled on a quiet street & features a SOUTH FACING backyard! The main floor features large windows providing plenty of natural light & beautiful NEW laminate floors & trim (May 2025)! Updated kitchen has loads of cabinetry, counter space & farmhouse sink. The family room has plenty of room for lounging. A 1/2 bath & closet space complete the main floor. Upstairs, the roomy primary bedroom has plenty of closet space & large windows. Two more beds & full 4pc bath complete the upper level. Downstairs is fully finished with flex room and laundry/storage. You will love the south facing backyard with large deck & loads of privacy! TWO assigned parking stalls right out front! Excellent access to all amenities including Save-on-Foods, Shopper's, restaurants & more! Donâ€™t miss this one!

Built in 1981

### Essential Information

MLS® #	E4459993
Price	\$230,000



Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,206
Acres	0.00
Year Built	1981
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	12047 162 Avenue
Area	Edmonton
Subdivision	Dunluce
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 3R1

### Amenities

Amenities	Parking-Extra, Parking-Visitor
Parking Spaces	2
Parking	2 Outdoor Stalls

### Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave 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, Stucco
Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stucco
Foundation	Concrete Perimeter

### School Information

Elementary	Dunluce School
Middle	ROSSLYN SCHOOL
High	QUEEN ELIZABETH SCHOOL

### Additional Information

Date Listed	September 29th, 2025
Days on Market	2
Zoning	Zone 27
Condo Fee	\$375

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 September 30th, 2025 at 10:17pm MDT