

## \$299,900 - 15304 121 Street, Edmonton

MLS® #E4462286

**\$299,900**

3 Bedroom, 1.50 Bathroom, 1,184 sqft

Single Family on 0.00 Acres

Dunluce, Edmonton, AB

**\*\*FIRST TIME HOME BUYERS\*\*INVESTOR ALERT\*\*** a beautiful 3-bedroom, 1.5-bath half duplex situated on a huge corner lot in the family-friendly neighbourhood of Dunluce. This home features a functional layout with a modern kitchen, well-appointed bathrooms, and durable vinyl flooring throughout. A contemporary colour scheme and an abundance of natural light create a bright and airy atmosphere. Step outside to your large, fenced yard, perfect for entertaining and featuring a cozy firepit. The basement awaits your personal finishing touches, offering great potential. Enjoy incredible convenience, being just steps from the YMCA, schools, parks, and public transportation. This move-in-ready property is an excellent opportunity for a first-time homebuyer or an investor seeking a valuable addition to their portfolio.

Built in 1979

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4462286  |
| Price          | \$299,900 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,184     |



|            |               |
|------------|---------------|
| Acres      | 0.00          |
| Year Built | 1979          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 15304 121 Street |
| Area        | Edmonton         |
| Subdivision | Dunluce          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5X 4K4          |

### Amenities

|           |                                            |
|-----------|--------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Detectors Smoke |
| Parking   | 2 Outdoor Stalls, Rear Drive Access        |

### Interior

|              |                                                            |
|--------------|------------------------------------------------------------|
| Appliances   | Dryer, Hood Fan, Oven-Microwave, Washer, Refrigerators-Two |
| Heating      | Forced Air-2, Natural Gas                                  |
| Stories      | 2                                                          |
| Has Basement | Yes                                                        |
| Basement     | Full, Unfinished                                           |

### Exterior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                                             |
| Exterior Features | Corner Lot, Fenced, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                |
| Construction      | Wood, Brick, Stucco                                                                                             |
| Foundation        | Concrete Perimeter                                                                                              |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 2                  |
| Zoning         | Zone 27            |

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Listing information last updated on October 18th, 2025 at 5:02am MDT