

Courtesy Of Sandra Noel Of Exp Realty

## \$126,500 - 87 12604 153 Avenue, Edmonton

MLS® #E4456993

### \$126,500

2 Bedroom, 1.00 Bathroom, 904 sqft  
Land Lease Community on 0.00 Acres

Dunluce, Edmonton, AB

Pride of ownership shines in this charming mobile! Low lot fees of \$425/month include water, sewage, garbage, grounds maintenance & management. Recent upgrades give peace of mind with a new roof (2022) and newer furnace (motor and CO2 exhaust replaced in 2021). Inside, enjoy a huge bright living room and a low-threshold shower for easy access. Outside features a fully fenced yard—great for kids, pets, or gardening—plus an 8' x 24' deck for relaxing and a 10' x 7'6" shed stocked with all you need to care for it. Ideally located near the YMCA, shopping, schools, and with quick Anthony Henday access, this home is affordable, convenient, and move-in ready!

Built in 2005

### Essential Information

|                |                      |
|----------------|----------------------|
| MLS® #         | E4456993             |
| Price          | \$126,500            |
| Bedrooms       | 2                    |
| Bathrooms      | 1.00                 |
| Full Baths     | 1                    |
| Square Footage | 904                  |
| Acres          | 0.00                 |
| Year Built     | 2005                 |
| Type           | Land Lease Community |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 87 12604 153 Avenue |
| Area        | Edmonton            |
| Subdivision | Dunluce             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5X 4M7             |

### Amenities

|                |                                              |
|----------------|----------------------------------------------|
| Parking Spaces | 2                                            |
| Parking        | Front Drive Access, Parking Pad Cement/Paved |

### Interior

|            |                                                                                                                                                                 |
|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances | Air Conditioner-Window, Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating    | Forced Air-1, Natural Gas                                                                                                                                       |

### Exterior

|              |         |
|--------------|---------|
| Exterior     | Modular |
| Construction | Modular |
| Foundation   | Wood    |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 8th, 2025 |
| Days on Market | 25                  |
| Zoning         | Zone 27             |

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Listing information last updated on October 3rd, 2025 at 2:47pm MDT