

## \$469,900 - 72 Dunluce Road, Edmonton

MLS® #E4446907

**\$469,900**

3 Bedroom, 3.00 Bathroom, 1,274 sqft

Single Family on 0.00 Acres

Dunluce, Edmonton, AB

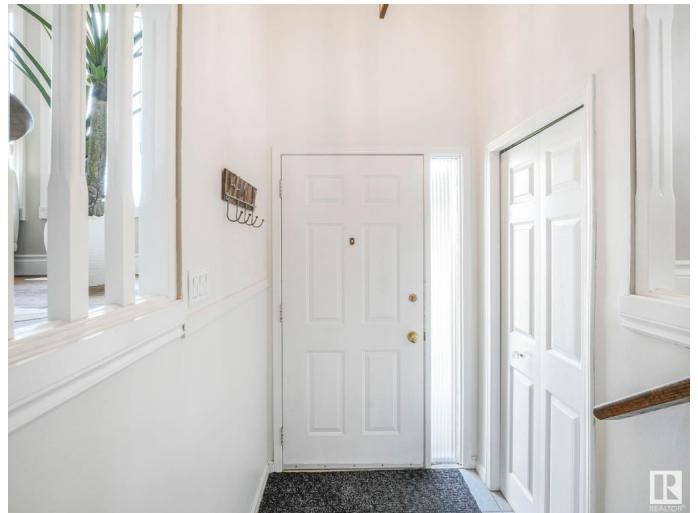
**FANTASTIC BI-LEVEL!** This exceptional home is located on a huge tree lined cul-de-sac in family friendly Dunluce. Featuring loads of upgrades including a gorgeous new kitchen, high-end appliances, quality plank hardwood flooring & the windows have been replaced as well as the roof. Step up into the bright living room which has lots of windows creating an abundance of light. The formal dining area opens to the fully renovated chef's kitchen, granite counters, island & top of the line s/s appliances. There are 2 bedrooms on the main level, the primary with its own ensuite & completed with a family bathroom. The basement has a **SEPARATE WALKOUT ENTRANCE** providing lots of future possibilities. A 2nd kitchen, large family room with gas fireplace, another bedroom, 3 pce bathroom and laundry. The double attached garage is insulated and drywalled and the fenced landscaped yard has a large patio with gas BBQ hookup! Beautifully located close to great schools, parks & major shopping "it just doesn't get any better!"

Built in 1983

### Essential Information

MLS® # E4446907

Price \$469,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,274                  |
| Acres          | 0.00                   |
| Year Built     | 1983                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 72 Dunluce Road |
| Area        | Edmonton        |
| Subdivision | Dunluce         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5X 4N9         |

### **Amenities**

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | Vinyl Windows, Walkout Basement   |
| Parking Spaces | 4                                 |
| Parking        | Double Garage Attached, Insulated |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Brick Facing   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Playground Nearby, |

|              |                          |
|--------------|--------------------------|
|              | Schools, Shopping Nearby |
| Roof         | Asphalt Shingles         |
| Construction | Wood, Stucco             |
| Foundation   | Concrete Perimeter       |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 12              |
| Zoning         | Zone 27         |

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Listing information last updated on July 22nd, 2025 at 8:17am MDT