

## \$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

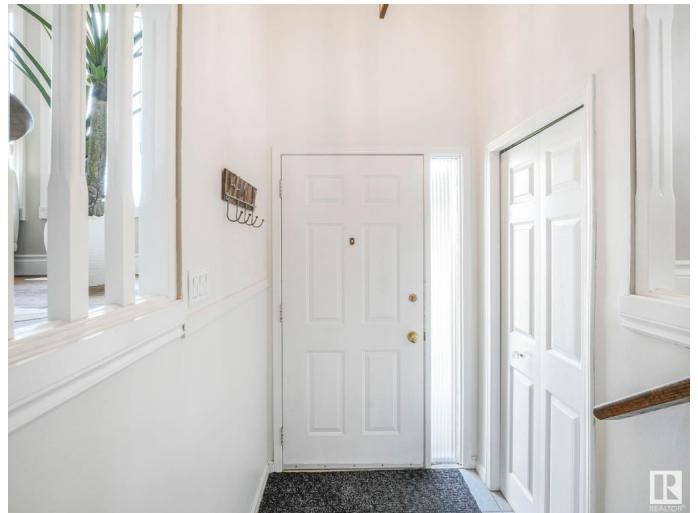
**FANTASTIC BI-LEVEL!** This exceptional home is located on a huge tree lined cul-de-sac in family friendly Dunluce. Featuring loads of upgrades including a gorgeous new kitchen, high-end appliances, quality plank hardwood flooring & the windows have been replaced as well as the roof. Step up into the 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	5
Zoning	Zone 27

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Listing information last updated on July 14th, 2025 at 11:47pm MDT