

## \$409,900 - 480 Dunluce Road, Edmonton

MLS® #E4452238

**\$409,900**

3 Bedroom, 2.50 Bathroom, 1,251 sqft

Single Family on 0.00 Acres

Dunluce, Edmonton, AB

Location, LOCATION, Location close to all your needs. The open concept main floor lets you ENTERTAIN your friends in the living room while preparing snacks or meals in the kitchen. With cabinets and countertops GALORE, you have all the SPACE to have everything you want in a kitchen and more. Imagine on those nice sunny days and after a hard days work, its nice to RELAX and have a BBQ on your patio and for the kids to ENJOY the great yard in the back. Located close to the Anthony Henday means you have QUICK ACCESS to anywhere in Edmonton. Shopping, restaurants and entertainment are at your beck and call. Fully finished basement including many rooms, additional living space and even a second kitchen means you can have your kids learn to live on their own while not incurring all the costs of them living on their own. With the double garage you never have to worry about the SAFETY of your vehicle or clearing snow off of it in the winter.

Built in 1980

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4452238  |
| Price     | \$409,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,251                  |
| Acres          | 0.00                   |
| Year Built     | 1980                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 480 Dunluce Road |
| Area        | Edmonton         |
| Subdivision | Dunluce          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5X 4K9          |

### Amenities

|                |                                                  |
|----------------|--------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Patio     |
| Parking Spaces | 5                                                |
| Parking        | Double Garage Detached, Parking Pad Cement/Paved |

### Interior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Washer, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas                                         |
| Stories           | 1                                                                 |
| Has Basement      | Yes                                                               |
| Basement          | Full, Finished                                                    |

### Exterior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                  |
| Exterior Features | Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                             |
| Construction      | Wood, Vinyl                                                                                  |
| Foundation        | Concrete Perimeter                                                                           |

**Additional Information**

Date Listed            August 9th, 2025  
Days on Market      11  
Zoning                 Zone 27

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