

## \$449,900 - 300 Dunluce Road, Edmonton

MLS® #E4445693

**\$449,900**

4 Bedroom, 2.00 Bathroom, 1,641 sqft

Single Family on 0.00 Acres

Dunluce, Edmonton, AB

Welcome to this beautifully maintained home located on a quiet cul-de-sac in a friendly neighborhood! Featuring just over 1600 sqft, this spacious property offers an open floor plan with tons of large windows. The spacious kitchen is equipped with stainless steel appliances, a large center island, and ample cabinetry—perfect for everyday living and entertaining. Enjoy two separate living areas, and a generous dining room ideal for family gatherings. Stay cool in the summer with central A/C and cozy up in the winter by the gas fireplace. Upstairs you'll find 3 well-sized bedrooms, plus an additional bedroom in the fully finished basement—ideal for guests or a home office. With great curb appeal, stunning landscaping, oversized double garage, storage shed for all your tools, and an underground sprinkler system. The front yard features a rare aggregate-poured concrete patio, a perfect spot to relax while keeping an eye on the kids playing in this low-traffic neighborhood. A true gem with exceptional value!

Built in 1980

### Essential Information

MLS® # E4445693

Price \$449,900

Bedrooms 4



Bathrooms	2.00
Full Baths	2
Square Footage	1,641
Acres	0.00
Year Built	1980
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	300 Dunluce Road
Area	Edmonton
Subdivision	Dunluce
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 4P3

### **Amenities**

Amenities	Air Conditioner, Detectors Smoke, Front Porch, No Smoking Home, Parking-Extra, Sprinkler Sys-Underground, Wet Bar, Natural Gas BBQ Hookup, Natural Gas Stove Hookup
Parking Spaces	8
Parking	Double Garage Detached, Insulated, Over Sized, RV Parking

### **Interior**

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Oven-Built-In, Storage Shed, Stove-Gas, Washer, Refrigerators-Two, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
----------	-------------

Exterior Features	Cul-De-Sac, Flat Site, Fruit Trees/Shrubs, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby, Vegetable Garden, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 3rd, 2025
Days on Market	5
Zoning	Zone 27

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 8th, 2025 at 2:32pm MDT