

## \$475,000 - 136 Dunluce Road, Edmonton

MLS® #E4446510

**\$475,000**

3 Bedroom, 2.00 Bathroom, 1,234 sqft

Single Family on 0.00 Acres

Dunluce, Edmonton, AB

Rare Find: DOUBLE ATTACHED & DOUBLE DETACHED GARAGES! Tucked into a quiet cul-de-sac on an almost  $\frac{1}{4}$ -acre pie-shaped lot, this 1233 sq ft bi-level offers exceptional space, flexibility, and storage. The home features brand new carpet on both levels and new LVP flooring in the basement. All three bedrooms have walk-in closets, and there's storage throughout. The main floor includes a bright living room, offset dining area with crown moulding, and a functional kitchen with a brick-surround Jenn-Air hibachi grill. Just off the kitchen is a sunny 3-season room—ideal for morning coffee or evening relaxation. Downstairs, enjoy a huge rec room with cedar accents, a wet bar with fridge, a fully renovated 3-pc bathroom, and a large bedroom with its own ensuite and walk-in. Whether you need extra space for vehicles, hobbies, or guests, the rare combination of both attached and detached garages plus the expansive, private yard makes this home truly unique.

Built in 1980

### Essential Information

MLS® # E4446510

Price \$475,000

Bedrooms 3



Bathrooms	2.00
Full Baths	2
Square Footage	1,234
Acres	0.00
Year Built	1980
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	136 Dunluce Road
Area	Edmonton
Subdivision	Dunluce
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 4N9

### Amenities

Amenities	Air Conditioner, Barbecue-Built-In
Parking Spaces	9
Parking	Double Garage Attached, Double Garage Detached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Stove-Electric, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Insert, Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, No Back Lane

Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 8th, 2025
Days on Market	3
Zoning	Zone 27

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