

## \$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 ¼-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 | 28             |
| 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 August 5th, 2025 at 7:02pm MDT