

## \$525,000 - 259 Dunvegan Road, Edmonton

MLS® #E4448741

**\$525,000**

4 Bedroom, 3.50 Bathroom, 1,933 sqft

Single Family on 0.00 Acres

Athlone, Edmonton, AB

Welcome to your BRIGHT, SPACIOUS and FULLY FINISHED Home offering over 2500 sqft of living space. You will LOVE the large Fenced Pie Shape lot located in a quiet cul de sac perfect for the entire family. This well loved home offers a large Great Rm with fireplace, large island kitchen with 2 toned cabinets, corner pantry and an expansive Dinette area with double doors leading to your back deck and private oasis. The upper level includes a huge Bonus Rm, 3 bedrooms which includes a large Primary Suite with walk in closet, full ensuite with easy access tub, separate shower and 2nd Floor laundry (also plumbed on the main floor). The Fully finished Basement includes a 4th bedroom, full Bathroom and recreation/exercise area. Location is excellent as it is close to multiple Schools, Playgrounds, walking Trails and easy access to St. Albert Trail, the Yellowhead Freeway and the Anthony Henday. This one is a GEM!

Built in 2001

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4448741  |
| Price      | \$525,000 |
| Bedrooms   | 4         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,933                  |
| Acres          | 0.00                   |
| Year Built     | 2001                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 259 Dunvegan Road |
| Area        | Edmonton          |
| Subdivision | Athlone           |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5L 5E5           |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Air Conditioner, Deck  |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                     |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Storage Shed, Stove-Electric, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                                                  |
| Fireplaces        | Mantel, Tile Surround                                                                                                                                                                |
| Stories           | 3                                                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                                                  |
| Basement          | Full, Finished                                                                                                                                                                       |

### Exterior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                 |
| Exterior Features | Cul-De-Sac, Fenced, Flat Site, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                        |
|------------|------------------------|
| Elementary | St. Angela, McArthur   |
| Middle     | Sir John Thompson      |
| High       | Ross Sheppard, O'Leary |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 19th, 2025 |
| Days on Market | 17              |
| Zoning         | Zone 01         |

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Listing information last updated on August 5th, 2025 at 2:03pm MDT