

## \$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	2
Zoning	Zone 01

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Listing information last updated on July 21st, 2025 at 11:32am MDT