



## Edmonton Alberta

\$448,900

Located in the established community of Dunluce, this spacious bi-level offers 2,473 sq ft of total living space, 4 generous sized bedrooms, and 2 full bathrooms. The main floor features a bright and functional layout with large windows allowing plenty of natural light throughout the living room, dining area, and kitchen with ample cabinetry. The upper level includes 3 spacious bedrooms and a full bathroom. The fully finished basement offers excellent flexibility with a large rec area, 4th bedroom, full bathroom, second kitchen, and separate entrance, making it ideal for extended family or guests. Situated on a spacious lot with approximately 52 ft of frontage, enjoy a south-facing backyard with plenty of green space, rear lane access, double detached garage, and additional parking. Conveniently located near schools, parks, Castledowns amenities, shopping, public transit, and major routes. A great opportunity to own a spacious home in an established neighbourhood and add your personal finishing touches! (id:6769)

Family room 4.25 m X 4.55 m

Bedroom 4 4.13 m X 4.54 m

Second Kitchen 4.78 m X 4.1 m

Laundry room 2.5 m X 3.97 m

Living room 4.56 m X 4.09 m

Dining room 2.59 m X 2.77 m

Kitchen 3.54 m X 2.95 m

Primary Bedroom 3.7 m X 4.88 m

Bedroom 2 2.74 m X 4.56 m

Bedroom 3 3.13 m X 3.49 m

Breakfast 2.63 m X 1.83 m

Listing Presented By:



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Century 21 Masters

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