



## 215 DUNVEGAN Road Edmonton AB

\$459,900

This beautiful 2-storey home, nestled in a quiet cul-de-sac in Athlone, has all the space and features you need. Step inside to an oversized mudroom, with a double-sided closet and a laundry chute. There's room for a freezer, storage racks, and everything a family needs. The open-concept kitchen, dining, & living areas are ideal for entertaining, with vaulted ceilings, large windows, & natural light. The kitchen is equipped with ample counter space, cabinets & an island. Upstairs, you'll find 3 spacious bedrooms. The primary suite features a walk-in closet and a 3-piece ensuite. A second 4-piece bathroom on this floor provides convenience. The living room is wired for surround sound making it perfect for movie nights or entertaining. Enjoy your home theatre with a 100" 3D screen & surround sound system. Outside, the stamped concrete and large pie-shaped lot provide space for outdoor activities. With RV parking & a gas hookup on the patio for BBQs, this home is built for both for comfort & practicality.

Listing Presented By:



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