

## **\$475,000 - 285 Warwick Road, Edmonton**

---

MLS® #E4432366

**\$475,000**

5 Bedroom, 3.00 Bathroom, 1,206 sqft

Single Family on 0.00 Acres

Dunluce, Edmonton, AB

**TERRIFIC FAMILY HOME!** This spacious 4 level split is tucked away on a quiet cul-de-sac in the wonderful family community of Dunluce. Nicely upgraded throughout and featuring 4 bedrooms and 3 bathrooms – there is plenty of room for the whole family! The main level has a lovely bright open concept with gorgeous custom stone walls. The chef’s kitchen has quality tall cabinetry, s/s appliances, granite counters & large island with raised breakfast bar. A sunny dining area overlooks the living room with large windows flooding the home with sunlight. Upstairs has 3 generous bedrooms, family bath and the primary has its own ensuite! The lower level has a big family room, another bedroom and den. The basement offers even more living space with a huge recreation room, bathroom & laundry. The large lot has a double garage and tons of parking (enough for an RV), fenced WEST facing yard, deck, firepit and storage shed. Close to great schools, parks and major shopping the location is fantastic! **WELCOME HOME!**



Built in 1982

### **Essential Information**

MLS® #                      E4432366

Price                        \$475,000

Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,206
Acres	0.00
Year Built	1982
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	285 Warwick Road
Area	Edmonton
Subdivision	Dunluce
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 4R1

### Amenities

Amenities	Deck, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Woodstove
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Public

	Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 24th, 2025
Days on Market	7
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 May 1st, 2025 at 4:02pm MDT