

# \$210,000 - 521 Dunluce Road, Edmonton

MLS® #E4452955

## \$210,000

3 Bedroom, 1.50 Bathroom, 1,290 sqft  
Condo / Townhouse on 0.00 Acres

Dunluce, Edmonton, AB

Welcome to this lovely 3 bedroom + den, 1.5 bath townhouse in Dunluce—perfect for first-time buyers or investors! The bright, south-facing kitchen fills with natural light and opens through a stylish cut-out to the spacious dining area. From there, the layout flows effortlessly into the light-filled living room, where a cozy fireplace adds the perfect touch of comfort. Upstairs, the generous primary suite features a walk-through closet to the main bath, alongside two additional bedrooms. The mostly finished basement adds a second living area and a versatile den, ideal for a home office or guest room. Outside, relax in your newly landscaped backyard and enjoy the convenience of parking right at your front door—all with LOW CONDO FEES!

Built in 1979

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4452955  |
| Price          | \$210,000 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,290     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 1979              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 521 Dunluce Road |
| Area        | Edmonton         |
| Subdivision | Dunluce          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5X 4P4          |

### Amenities

|                |                                                   |
|----------------|---------------------------------------------------|
| Amenities      | On Street Parking, Parking-Visitor, Vinyl Windows |
| Parking Spaces | 1                                                 |
| Parking        | Stall                                             |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                        |
| Stories           | 2                                                                |
| Has Basement      | Yes                                                              |
| Basement          | Full, Partially Finished                                         |

### Exterior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                           |
| Exterior Features | Fenced, Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                      |
| Construction      | Wood, Vinyl                                                                           |
| Foundation        | Concrete Perimeter                                                                    |

### School Information

|            |                |
|------------|----------------|
| Elementary | Dunluce School |
| Middle     | Rosslyn School |

High Queen Elizabeth School

**Additional Information**

Date Listed August 14th, 2025  
Days on Market 3  
Zoning Zone 27  
Condo Fee \$376

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