

# \$459,900 - 264 Dunvegan Road, Edmonton

MLS® #E4461805

**\$459,900**

5 Bedroom, 3.00 Bathroom, 1,094 sqft  
Single Family on 0.00 Acres

Athlone, Edmonton, AB

Welcome to this stunning, move-in-ready 5-bedroom, 3-bathroom home—perfect for families of all sizes! The bright and spacious main floor features large windows, a cozy living room, and an inviting dining area ideal for family dinners or entertaining guests. The fully finished basement includes a generous second living room, a 4-piece bathroom, and two additional bedrooms—perfect for guests, teenagers, or multigenerational living. Enjoy the convenience of a double detached garage, a fully fenced yard for privacy, and peace of mind with recent upgrades, including a new roof (2023) and hot water tank (2025). Ideally located within walking distance to schools, shopping, and public transit, and close to major routes like St. Albert Trail, 137 Avenue, and 127 Street. Modern updates, a functional layout, and an unbeatable location—this home truly has it all!

Built in 2001

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4461805  |
| Price          | \$459,900 |
| Bedrooms       | 5         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,094     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2001                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bi-Level               |
| Status     | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 264 Dunvegan Road |
| Area        | Edmonton          |
| Subdivision | Athlone           |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5L 5E5           |

### Amenities

|           |                                                                   |
|-----------|-------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Deck, No Smoking Home, Vaulted Ceiling |
| Parking   | Double Garage Attached                                            |

### Interior

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

### Exterior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                        |
| Exterior Features | Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Landscaped, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                                                   |
| Construction      | Wood, Vinyl                                                                        |
| Foundation        | Concrete Perimeter                                                                 |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 11th, 2025 |
| Days on Market | 20                 |

Zoning

Zone 01

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 October 31st, 2025 at 9:02am MDT